Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4 Bellara Street, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$885,000	Pro	perty Type U	nit		Suburb	Doncaster
Period - From	01/10/2020	to	31/12/2020	Sc	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	18a Wilsons Rd DONCASTER 3108	\$1,670,000	13/01/2021
2	6 Lily Pond PI DONCASTER EAST 3109	\$1,462,000	09/02/2021
3	18 Taldra St BOX HILL NORTH 3129	\$1,206,000	27/03/2021

OR

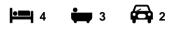
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/04/2021 15:53
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Property Type: House Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median Unit Price December quarter 2020: \$885,000

Comparable Properties



18a Wilsons Rd DONCASTER 3108 (REI/VG)

4 4 3 **4** 2

Price: \$1,670,000 **Method:** Private Sale **Date:** 13/01/2021

Property Type: Townhouse (Res) **Land Size:** 418 sqm approx

Agent Comments



6 Lily Pond PI DONCASTER EAST 3109 (REI)

1 4 **1** 3 **4**

Price: \$1,462,000 **Method:** Private Sale **Date:** 09/02/2021

Property Type: Townhouse (Single)

Agent Comments



18 Taldra St BOX HILL NORTH 3129 (REI)

└─ 4 **└**─ 3 **॔**☐ 2

Price: \$1,206,000 Method: Auction Sale Date: 27/03/2021

Property Type: Townhouse (Res) **Land Size:** 295 sqm approx

Agent Comments

Account - VICPROP



