

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Bellara Street, Doncaster Vic 3108

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

Property Type Unit

Suburb Doncaster

Period - From 01/10/2020

to 31/12/2020

Source 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	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 comparable properties 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



4 3 2

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)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Private Sale

Date: 13/01/2021

Property Type: Townhouse (Res)

Land Size: 418 sqm approx



6 Lily Pond PI DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,462,000

Method: Private Sale

Date: 09/02/2021

Property Type: Townhouse (Single)



18 Taldra St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,206,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)

Land Size: 295 sqm approx