

## 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

6/21-23 BEVERLEY STREET DONCASTER EAST VIC 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 2B MORINDA CRESCENT DONCASTER EAST VIC 3109    | \$1,390,000 | 22-Jul-23 |
| 4/12 MONTGOMERY STREET DONCASTER EAST VIC 3109 | \$1,277,000 | 15-Sep-23 |
| 1/25 LEURA STREET DONCASTER EAST VIC 3109      | \$1,570,000 | 23-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 18 March 2024

**2B MORINDA CRESCENT  
DONCASTER EAST VIC 3109**

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Sold Price **\$1,390,000** Sold Date **22-Jul-23**Distance **0.31km****4/12 MONTGOMERY STREET  
DONCASTER EAST VIC 3109**

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Sold Price **\$1,277,000** Sold Date **15-Sep-23**Distance **0.51km****1/25 LEURA STREET DONCASTER  
EAST VIC 3109**

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Sold Price **\$1,570,000** Sold Date **23-Sep-23**Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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