

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

14/1 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$1,000,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 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	9/919 Doncaster Rd DONCASTER EAST 3109	\$570,000	01/02/2024
2	7/919 Doncaster Rd DONCASTER EAST 3109	\$500,000	12/01/2024
3	11/243 Blackburn Rd DONCASTER EAST 3109	\$478,000	26/10/2023

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:

19/03/2024 12:44



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
December quarter 2023: \$1,000,000

Comparable Properties



9/919 Doncaster Rd DONCASTER EAST 3109 Agent Comments
(REI)

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Price: \$570,000
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment

7/919 Doncaster Rd DONCASTER EAST 3109 Agent Comments
(VG)

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Price: \$500,000
Method: Sale
Date: 12/01/2024
Property Type: Strata Unit/Flat



11/243 Blackburn Rd DONCASTER EAST 3109 Agent Comments
(REI/VG)

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Price: \$478,000
Method: Private Sale
Date: 26/10/2023
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888