

# 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 21 Beechwood Close, 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,620,000 Property Type House Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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	12 Montreal Dr DONCASTER EAST 3109	\$1,582,000	27/01/2024
2	1 Guildford Dr DONCASTER EAST 3109	\$1,520,000	16/03/2024
3	2 Raintree Rd TEMPLESTOWE 3106	\$1,485,000	22/06/2024

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: 04/07/2024 13:50



 5   
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  2

**Property Type:** House  
**Land Size:** 866 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,600,000  
**Median House Price**  
 March quarter 2024: \$1,620,000

## Comparable Properties



12 Montreal Dr DONCASTER EAST 3109  
(REI/VG)

Agent Comments

 5   
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**Price:** \$1,582,000  
**Method:** Auction Sale  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



1 Guildford Dr DONCASTER EAST 3109 (REI)

Agent Comments

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**Price:** \$1,520,000  
**Method:** Sold Before Auction  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 832 sqm approx



2 Raintree Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4   
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  2

**Price:** \$1,485,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx

Account - Barry Plant | P: 03 9842 8888