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

24 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,615,400	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	326 Blackburn Rd DONCASTER EAST 3109	\$1,541,000	16/03/2024
2	36 Canopus Dr DONCASTER EAST 3109	\$1,460,000	23/03/2024
3	39 Polaris Dr DONCASTER EAST 3109	\$1,315,000	14/12/2023

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:

10/04/2024 14:09



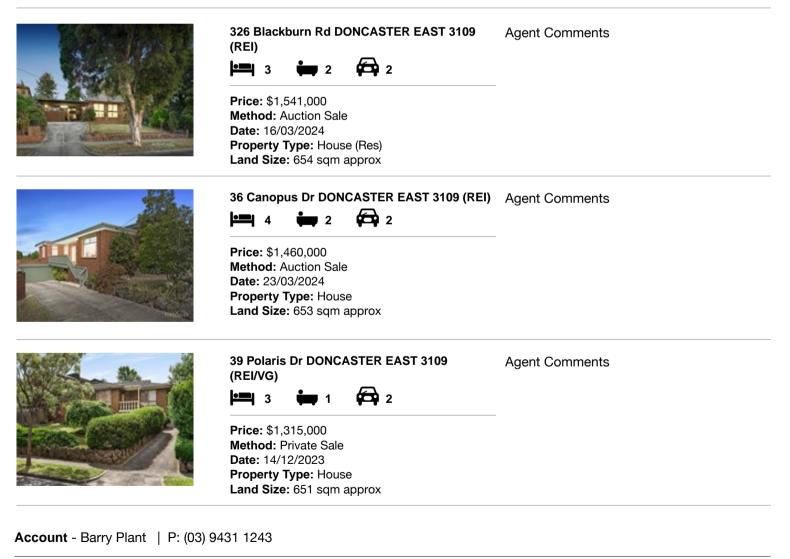






Property Type: House **Land Size:** 593 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2023: \$1,615,400

Comparable Properties





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