

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 3/4 Bella Court, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,622,000 Property Type House Suburb Doncaster East

Period - From 01/10/2022 to 30/09/2023 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	32a Renshaw St DONCASTER EAST 3109	\$1,500,000	25/07/2023
2	7 Vaucluse Ct DONVALE 3111	\$1,500,000	08/05/2023
3	74a Gedye St DONCASTER EAST 3109	\$1,400,000	07/08/2023

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: 25/10/2023 16:48

3/4 Bella Court, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending September 2023: \$1,622,000



5 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



32a Renshaw St DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 25/07/2023

Property Type: Townhouse (Res)

Land Size: 427 sqm approx



7 Vauluse Ct DONVALE 3111 (REI/VG)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 08/05/2023

Property Type: House

Land Size: 358 sqm approx



74a Gedye St DONCASTER EAST 3109
(REI/VG)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Private Sale

Date: 07/08/2023

Property Type: House

Land Size: 358 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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