

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 33 Beverley Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,130,000 Property Type Unit 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	2/3 Morinda Cr DONCASTER EAST 3109	\$1,200,000	21/03/2024
2	115A Tunstall Rd DONVALE 3111	\$1,132,500	23/03/2024
3	6/96 Beverley St DONCASTER EAST 3109	\$1,050,000	09/01/2024

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: 11/06/2024 10:03



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
March quarter 2024: \$1,130,000

Comparable Properties



2/3 Morinda Cr DONCASTER EAST 3109 (VG) Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 21/03/2024
Property Type: Flat/Unit/Apartment (Res)



115A Tunstall Rd DONVALE 3111 (REI) Agent Comments

3 2 2

Price: \$1,132,500
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit
Land Size: 424 sqm approx

6/96 Beverley St DONCASTER EAST 3109 (VG) Agent Comments

3 - -

Price: \$1,050,000
Method: Sale
Date: 09/01/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Marshall White | P: 03 9822 9999