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	50 Bellevue Avenue, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,620,000	Pro	perty 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

Address of comparable property		Price	Date of sale
1	4 Grasmere Av DONCASTER EAST 3109	\$1,610,000	23/02/2024
2	15 Oregon Dr DONVALE 3111	\$1,500,000	02/03/2024
3	20 Mitcham Rd DONVALE 3111	\$1,215,000	29/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/06/2024 15:38









Property Type: House **Land Size:** 653 sqm approx Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price March quarter 2024: \$1,620,000

Comparable Properties



4 Grasmere Av DONCASTER EAST 3109 (VG)

-3





Price: \$1,610,000 Method: Sale

Date: 23/02/2024 **Property Type:** House (Res) **Land Size:** 650 sqm approx

15 Oregon Dr DONVALE 3111 (REI)

-3





Price: \$1,500,000

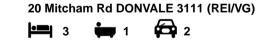
Method: Sold Before Auction

Date: 02/03/2024

Property Type: House (Res) **Land Size:** 652 sqm approx

Agent Comments

Agent Comments



Price: \$1,215,000 Method: Private Sale Date: 29/02/2024 Property Type: House Land Size: 597 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



