

# 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 79 Bellevue Avenue, 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 \$1,300,000 & \$1,400,000

### 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	5 Aminga Av DONCASTER EAST 3109	\$1,395,000	21/02/2024
2	24 Bellevue Av DONCASTER EAST 3109	\$1,310,000	11/05/2024
3	26 Hertford Rd DONCASTER EAST 3109	\$1,300,000	09/05/2024

**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: 03/07/2024 14:53



3   
 2   
 4

**Property Type:** House  
**Land Size:** 655sqm sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 March quarter 2024: \$1,620,000

## Comparable Properties



5 Aminga Av DONCASTER EAST 3109 (REI) [Agent Comments](#)

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**Price:** \$1,395,000  
**Method:** Sold Before Auction  
**Date:** 21/02/2024  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx



24 Bellevue Av DONCASTER EAST 3109 (REI) [Agent Comments](#)

3   
 1   
 1

**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx



26 Hertford Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

3   
 1   
 2

**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 09/05/2024  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx

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