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

95 Bellevue Avenue, Doncaster East Vic 3109

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$820,000		&		\$900,000			
Median sale pi	rice							
Median price	\$930,000	Pro	operty Type	Unit			Suburb	Doncaster East
Period - From	07/03/2023	to	06/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	5/9 Ventura St BLACKBURN NORTH 3130	\$865,000	08/01/2024
2	1/103 King St TEMPLESTOWE 3106	\$850,000	12/01/2024
3	4/42 Greendale Rd DONCASTER EAST 3109	\$740,000	10/02/2024

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:

07/03/2024 16:42









Property Type: Unit Agent Comments

Indicative Selling Price \$820,000 - \$900,000 **Median Unit Price** 07/03/2023 - 06/03/2024: \$930,000

Comparable Properties









4/42 Greendale Rd DONCASTER EAST 3109 (REI)



Price: \$740,000 Method: Auction Sale Date: 10/02/2024 Property Type: Unit Land Size: 226 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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