

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
1/2 Bellara Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$751,150 House Unit X Suburb Doncaster

Period - From 01/04/2017 to 30/06/2017 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	2a Dianne St DONCASTER EAST 3109	\$1,360,000	27/05/2017
2	139a Dorking Rd BOX HILL NORTH 3129	\$1,360,000	12/07/2017
3	70 Beverley St DONCASTER EAST 3109	\$1,360,000	18/03/2017

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.

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

June quarter 2017: \$751,150



Rooms:

Property Type: Townhouse

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



2a Dianne St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 402 sqm approx



139a Dorking Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 12/07/2017

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 316 sqm approx



70 Beverley St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 9

Property Type: House (Res)

Land Size: 363 sqm approx