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	19 Belinda Crescent, Doncaster East Vic 3109

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,524,000 Property Type House Suburb Doncaster East

Period - From 01/10/2022 to 31/12/2022 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	46 Thiele St DONCASTER 3108	$1,125,000	07/01/2023
2	56 Gedye St DONCASTER EAST 3109	$1,115,000	16/11/2022
3	4 Zander Ct DONCASTER 3108	$1,088,000	05/11/2022

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: 12/04/2023 13:46

19 Belinda Crescent, Doncaster East Vic 3109



3 2 1

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
December quarter 2022: $1,524,000

Comparable Properties



46 Thiele St DONCASTER 3108 (REI)

3 2 2

Price: $1,125,000
Method: Private Sale
Date: 07/01/2023
Property Type: House
Land Size: 660 sqm approx

Agent Comments



56 Gedye St DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,115,000
Method: Private Sale
Date: 16/11/2022
Property Type: House
Land Size: 681 sqm approx

Agent Comments



4 Zander Ct DONCASTER 3108 (REI/VG)

3 1 1

Price: $1,088,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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