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<br>Including suburb and postcode | 70 BEVERLEY STREET DONCASTER EAST VIC 3109 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,400,000 | & | $1,540,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $892,500 | Property type | Unit | Suburb | Doncaster East |
| Period-from | 01 Jan 2023 | to | 31 Dec 2023 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 32A RENSHAW STREET DONCASTER EAST VIC 3109 | $1,500,000 | 25-Jul-23 |
| 5/6 ROWALLAN COURT DONCASTER EAST VIC 3109 | $1,455,000 | 02-Nov-23 |
| 8 HOMEBUSH COURT DONCASTER EAST VIC 3109 | $1,435,000 | 07-Dec-23 |

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 6 months.~~

This Statement of Information was prepared on: 25 January 2024