

# 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

12 Bellara Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,420,000 Property Type House Suburb Doncaster

Period - From 01/01/2021 to 31/03/2021 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	13 Tyrol Ct DONCASTER EAST 3109	\$1,389,000	20/03/2021
2	1 Sharon St DONCASTER 3108	\$1,370,000	20/02/2021
3	16 Gedye St DONCASTER EAST 3109	\$1,311,000	13/03/2021

**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:

04/05/2021 15:30

12 Bellara Street, Doncaster Vic 3108



6 3 3

**Property Type:** House  
**Land Size:** 749 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
March quarter 2021: \$1,420,000

## Comparable Properties



**13 Tyrol Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,389,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



**1 Sharon St DONCASTER 3108 (REI)**

**Agent Comments**

5 3 2

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



**16 Gedye St DONCASTER EAST 3109 (REI)**

**Agent Comments**

4 1 -

**Price:** \$1,311,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx

**Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099**