

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

8 BLANCHE COURT 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/23 CHURCHILL STREET DONCASTER EAST VIC 3109	\$1,558,000	09-Mar-24
1/40 CASSOWARY STREET DONCASTER EAST VIC 3109	\$1,668,000	13-Apr-24
2/10 RIALTON AVENUE BLACKBURN NORTH VIC 3130	\$1,550,000	07-Mar-24

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: 22 August 2024



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**1/23 CHURCHILL STREET
DONCASTER EAST VIC 3109**

4 3 2

Sold Price ^{RS} **\$1,558,000** ^{UN} Sold Date **09-Mar-24**

Distance **0.67km**



**1/40 CASSOWARY STREET
DONCASTER EAST VIC 3109**

4 3 2

Sold Price **\$1,668,000** Sold Date **13-Apr-24**

Distance **0.81km**



**2/10 RIALTON AVENUE
BLACKBURN NORTH VIC 3130**

4 3 2

Sold Price **\$1,550,000** Sold Date **07-Mar-24**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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