

## 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

7/8 BLANCHE COURT DONCASTER EAST VIC 3109

### Indicative selling price

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

\$900,500

Property type

Unit

Suburb

Doncaster East

Period-from

01 Jan 2024

to

31 Dec 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

8 MAUDE AVENUE DONCASTER EAST VIC 3109	\$1,520,000	09-Nov-24
1/77 ST CLEMS ROAD DONCASTER EAST VIC 3109	\$1,505,000	16-Sep-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: 07 January 2025

**8 MAUDE AVENUE DONCASTER  
EAST VIC 3109**

4 3 2

Sold Price <sup>RS</sup> **\$1,520,000** Sold Date **09-Nov-24**Distance **0.32km****1/77 ST CLEMS ROAD DONCASTER  
EAST VIC 3109**

4 2 2

Sold Price **\$1,505,000** Sold Date **16-Sep-24**Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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