

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

8G Blanche Court, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,310,750

Property Type

Townhouse

Suburb

Doncaster East

Period - From

15/04/2023

to

14/04/2024

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	1/40 Cassowary St DONCASTER EAST 3109	\$1,668,000	13/04/2024
2	63A Renshaw St DONCASTER EAST 3109	\$1,580,000	24/02/2024
3	1/23 Churchill St DONCASTER EAST 3109	\$1,558,000	09/03/2024

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:

15/04/2024 15:48



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
15/04/2023 - 14/04/2024: \$1,310,750

Comparable Properties



1/40 Cassowary St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,668,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Single)
Land Size: 396 sqm approx



63A Renshaw St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,580,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)
Land Size: 281 sqm approx



1/23 Churchill St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,558,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Townhouse (Res)