## 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	8G Blanche Court, Doncaster East Vic 3109
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
Range between	\$1,500,000	&	\$1,650,000

#### Median sale price

Median price	\$1,310,750	Pro	perty Type	Townhou	use	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

Add	dress 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 comparableproperties 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



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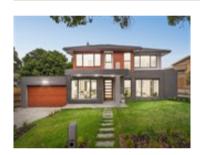




Property Type:
Agent Comments

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)

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**—** 3

**6** 

**Price:** \$1,668,000 **Method:** Auction Sale **Date:** 13/04/2024

**Property Type:** Townhouse (Single) **Land Size:** 396 sqm approx

Agent Comments

**Agent Comments** 



63A Renshaw St DONCASTER EAST 3109

(REI/VG)

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**;** 3

**2** 

**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)

**--**4

3

**6** 

**Price:** \$1,558,000 **Method:** Auction Sale **Date:** 09/03/2024

Property Type: Townhouse (Res)

Agent Comments



Account - Belle Property Doncaster East | P: 0391258568



