

## 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 Haldane Court, Doncaster East

**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 

\$ 2,100,000

**Median sale price**Median price 

\$ 1,520,000

Property type 

House

Suburb 

Doncaster East

Period - From 

1/10/22

to

31/12/22

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. 4 Balinga Court, Doncaster East	\$ 1,820,000	4/3/23
2. 34 Gaudion Road, Doncaster East	\$ 1,995,000	25/2/23
3.		

**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: 

20/04/2023

## Comparable properties



**\$ 1,820,000**

4 Balinga Court, Doncaster East, Victoria

DATE: 4/3/2023

PROPERTY TYPE: House



4



2



2



965 sqm



**\$ 1,995,000**

34 Gaudion Road, Doncaster East, Victoria

DATE: 25/2/23

PROPERTY TYPE: House



4



2



2



651 sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee