

## 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

2/8 GLENVIEW ROAD 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

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2023

to

31 Jan 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

11/34 BOWEN ROAD DONCASTER EAST VIC 3109	\$812,000	13-Oct-23
5/9 VENTURA STREET BLACKBURN NORTH VIC 3130	\$865,000	08-Jan-24
4/14-16 BOWEN ROAD DONCASTER EAST VIC 3109	\$890,000	12-Sep-23

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: 21 February 2024


**11/34 BOWEN ROAD DONCASTER EAST VIC 3109**
 3  2  1

Sold Price

**\$812,000**

Sold Date

**13-Oct-23**

Distance

**0.34km**

**5/9 VENTURA STREET BLACKBURN NORTH VIC 3130**
 3  2  -

Sold Price

<sup>RS</sup> **\$865,000**

Sold Date

**08-Jan-24**

Distance

**0.49km**

**4/14-16 BOWEN ROAD DONCASTER EAST VIC 3109**
 3  2  2

Sold Price

**\$890,000**

Sold Date

**12-Sep-23**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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