

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

3 GOLDEN COURT DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Doncaster

Period-from

01 May 2023

to

30 Apr 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 BELINDA CRESCENT DONCASTER EAST VIC 3109	\$1,720,000	24-Feb-24
13 TURANA STREET DONCASTER VIC 3108	\$1,600,000	27-Mar-24
10 TURANA STREET DONCASTER VIC 3108	\$1,655,000	12-Feb-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.~~

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**8 BELINDA CRESCENT
DONCASTER EAST VIC 3109**

4 2 2

Sold Price ^{RS} **\$1,720,000** Sold Date **24-Feb-24**

Distance **0.55km**



**13 TURANA STREET DONCASTER
VIC 3108**

4 2 2

Sold Price ^{RS} **\$1,600,000** Sold Date **27-Mar-24**

Distance **0.64km**



**10 TURANA STREET DONCASTER
VIC 3108**

4 2 2

Sold Price **\$1,655,000** Sold Date **12-Feb-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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