

# 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 Belinda Crescent, 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)

Price Range \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,665,000 Property Type House Suburb Doncaster East (3109)

Period - From 01/01/2023 to 31/12/2023 Source Realestate

### Comparable property sales

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
19 BELINDA CRESCENT, DONCASTER EAST VIC 3109	\$1,320,000	29/04/2023
2 RYALL COURT, DONCASTER VIC 3108	\$1,400,000	27/01/2024
41 SHARON STREET, DONCASTER VIC 3108	\$1,430,000	29/04/2024

This Statement of Information was prepared on: 30/01/2024