Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8 Bicentennial 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 \$1,880,000	&	\$1,980,000
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Median sale price

Median price	\$1,705,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	5 Cosmos Ct DONCASTER EAST 3109	\$1,908,000	25/03/2023
2	3 Corona Ct DONCASTER EAST 3109	\$1,785,000	22/06/2023
3	4 Balinga Ct DONCASTER EAST 3109	\$1,820,000	28/02/2023

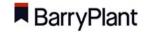
OR

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:	19/09/2023 14:01



Date of sale







Land Size: 1168 sqm approx

Agent Comments

Indicative Selling Price \$1,880,000 - \$1,980,000 **Median House Price** June quarter 2023: \$1,705,000

Comparable Properties

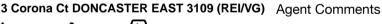


5 Cosmos Ct DONCASTER EAST 3109 (REI/VG)

Price: \$1,908,000 Method: Auction Sale Date: 25/03/2023

Property Type: House (Res) Land Size: 1045 sqm approx **Agent Comments**







Price: \$1,785,000

Method: Sold Before Auction

Date: 22/06/2023

Property Type: House (Res) Land Size: 822 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



