

# 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 Bicentennial Court, 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)

Range between \$1,880,000 & \$1,980,000

### Median sale price

Median price \$1,705,000 Property 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 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	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



**Property Type:** Land  
**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)**

Agent Comments



**Price:** \$1,908,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 1045 sqm approx



**3 Corona Ct DONCASTER EAST 3109 (REI/VG)** 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.

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