

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

\$1,880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,557,000

Property type

House

Suburb

Doncaster

Period-from

01 Jun 2023

to

31 May 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

1 ACACIA STREET DONCASTER EAST VIC 3109	\$1,861,550	06-Mar-24
8 BELINDA CRESCENT DONCASTER EAST VIC 3109	\$1,720,000	24-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.

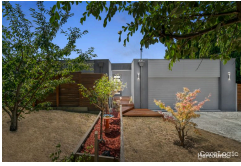
This Statement of Information was prepared on: 24 June 2024

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1 ACACIA STREET DONCASTER EAST VIC 3109

5 2 2

Sold Price **\$1,861,550** Sold Date **06-Mar-24**

Distance **0.57km**



8 BELINDA CRESCENT DONCASTER EAST VIC 3109

4 2 2

Sold Price **\$1,720,000** Sold Date **24-Feb-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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