## 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

4a Maple Court, Doncaster Vic 3108

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,528,000	Pro	operty Type	Hou	se		Suburb	Doncaster
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	18 Alpine Av DONCASTER 3108	\$1,760,000	14/06/2023
2	3/58 Belgravia Av MONT ALBERT NORTH 3129	\$1,706,000	01/07/2023
3	9 Thiele St DONCASTER 3108	\$1,550,000	27/06/2023

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:

05/09/2023 18:04









Property Type: House Land Size: 411 sqm approx Agent Comments

**Indicative Selling Price** \$1,650,000 - \$1,750,000 Median House Price Year ending June 2023: \$1,528,000

# **Comparable Properties**



18 Alpine Av DONCASTER 3108 (REI/VG)



Price: \$1,760,000 Method: Private Sale Date: 14/06/2023 Property Type: House Land Size: 300 sqm approx



3/58 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments (REI)



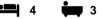
Price: \$1,706,000 Method: Auction Sale Date: 01/07/2023 Property Type: Townhouse (Res) Land Size: 269 sqm approx



9 Thiele St DONCASTER 3108 (REI)



**6** 2



Agent Comments

Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 27/06/2023 Property Type: House

#### Account - VICPROP



propertydata

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