

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,528,000

Property Type House

Suburb Doncaster

Period - From 01/07/2022

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	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



5 3 2

**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)**

Agent Comments

4 2 2

**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 (REI)**

Agent Comments

4 3 2

**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)**

Agent Comments

4 3 2

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

Account - VICPROP