

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 6 Maude Avenue, Doncaster East, VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,674,400 Property Type House Suburb Doncaster East (3109)

Period - From 14/03/2023 to 14/03/2024 Source Realestate

Comparable property sales

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
2 KENNON STREET, DONCASTER EAST VIC 3109	\$1,475,000	14/10/2023
24 DAPHNE STREET, DONCASTER EAST VIC 3109	\$1,460,000	18/12/2023
22 CHURCHILL STREET, DONCASTER EAST VIC 3109	\$1,450,000	19/02/2024

This Statement of Information was prepared on: 25/03/2024