

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 7a Maxia Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 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	73a Thea Gr DONCASTER EAST 3109	\$1,790,000	26/08/2023
2	53a Cassowary St DONCASTER EAST 3109	\$1,720,000	17/08/2023
3	10 Rowallan Ct DONCASTER EAST 3109	\$1,650,000	27/05/2023

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: 06/11/2023 15:49



Property Type: House

Land Size: 505 sqm approx

Agent Comments

Comparable Properties



73a Thea Gr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,790,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



53a Cassowary St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,720,000

Method: Private Sale

Date: 17/08/2023

Property Type: House (Res)



10 Rowallan Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 287 sqm approx