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	9 Maralee Place, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,595,000	Pro	perty Type	House		Suburb	Doncaster
Period - From	01/04/2023	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

1	25 Eildon St DONCASTER 3108	\$1,440,000	19/08/2023
2	63 Harold St BULLEEN 3105	\$1,410,000	11/05/2023
3	41 Burgundy Dr DONCASTER 3108	\$1,260,000	26/08/2023

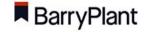
OR

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:	20/09/2023 08:26



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** June quarter 2023: \$1,595,000





Property Type: House Land Size: 651 sqm approx **Agent Comments**

Comparable Properties



25 Eildon St DONCASTER 3108 (REI)



Price: \$1,440,000 Method: Auction Sale Date: 19/08/2023

Property Type: House (Res) Land Size: 745 sqm approx

Agent Comments



63 Harold St BULLEEN 3105 (REI)





Price: \$1,410,000

Method: Sold Before Auction

Date: 11/05/2023

Property Type: House (Res) Land Size: 738 sqm approx

Agent Comments



41 Burgundy Dr DONCASTER 3108 (REI)





Price: \$1,260,000 Method: Auction Sale Date: 26/08/2023 Property Type: House Agent Comments

Account - Barry Plant | P: 03 9842 8888



