

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 9 Maude Avenue, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,130,000 Property Type Unit Suburb Doncaster East

Period - From 01/01/2024 to 31/03/2024 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	1/33 Elizabeth St DONCASTER EAST 3109	\$1,265,000	09/03/2024
2	115A Tunstall Rd DONVALE 3111	\$1,132,500	23/03/2024
3	2/39 Paula Cr DONCASTER EAST 3109	\$1,100,000	29/02/2024

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: 08/07/2024 14:38



3 2 2

Property Type: Unit

Land Size: 382 sqm approx

Agent Comments

Comparable Properties



1/33 Elizabeth St DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,265,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Unit



115A Tunstall Rd DONVALE 3111 (REI/VG)

Agent Comments

3 2 2

Price: \$1,132,500

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit

Land Size: 424 sqm approx



2/39 Paula Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Unit

Land Size: 316 sqm approx