

#### 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	29 Maxia Road, Doncaster East Vic 3109
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,380,000	&	\$1,450,000

#### Median sale price

Median price	\$1,310,000	Hou	ıse X	Unit			Suburb	Doncaster East
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

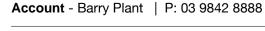
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	18 Daly St DONCASTER EAST 3109	\$1,430,000	09/09/2017
2	69 Bowen Rd DONCASTER EAST 3109	\$1,400,000	25/10/2017
3	78 Saxonwood Dr DONCASTER EAST 3109	\$1,380,000	28/10/2017

#### OR

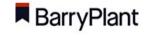
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 745 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,380,000 - \$1,450,000 **Median House Price** December quarter 2017: \$1,310,000

## Comparable Properties



18 Daly St DONCASTER EAST 3109 (REI/VG)

**--** 3



Price: \$1,430,000 Method: Auction Sale Date: 09/09/2017

Rooms: 8

Property Type: House (Res) Land Size: 680 sqm approx

**Agent Comments** 



69 Bowen Rd DONCASTER EAST 3109 (VG)





Price: \$1,400,000 Method: Sale Date: 25/10/2017

Rooms: -

Property Type: House (Res) Land Size: 768 sqm approx

Agent Comments



78 Saxonwood Dr DONCASTER EAST 3109

(REI/VG)





Price: \$1,380,000 Method: Auction Sale

Rooms: 5

Date: 28/10/2017

Property Type: House Land Size: 698 sqm approx **Agent Comments** 

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