

## 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

29 Maxia Road, Doncaster East Vic 3109

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,380,000

&

\$1,450,000

#### Median sale price

Median price

\$1,310,000

House

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.

|   | Address 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.



 3  2  2

**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)**

**Agent Comments**

 3  1  2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



**69 Bowen Rd DONCASTER EAST 3109 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,400,000

**Method:** Sale

**Date:** 25/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 768 sqm approx



**78 Saxonwood Dr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 698 sqm approx