

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

2 Maroney Court Doncaster East VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,146,000

Property type

House

Suburb

Doncaster East

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

14 The Elms Donvale VIC 3111	\$1,415,000	03-Jul-19
19 Bicentennial Court Doncaster East VIC 3109	\$1,500,000	28-Oct-19
441 Serpells Terrace Donvale VIC 3111	\$1,450,000	20-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 05 December 2019



14 The Elms Donvale VIC 3111

Sold Price

\$1,415,000

Sold Date

03-Jul-19

4
 2
 2

Distance

0.16km



19 Bicentennial Court Doncaster East VIC 3109

Sold Price

\$1,500,000

Sold Date

28-Oct-19

5
 3
 4

Distance

0.32km



441 Serpells Terrace Donvale VIC 3111

Sold Price

\$1,450,000^{UN}

Sold Date

20-Sep-19

5
 3
 2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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