

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

1/1 Maude Avenue 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

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,750

Property type

Unit

Suburb

Doncaster East

Period-from

01 May 2020

to

30 Apr 2021

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

1/2 Talford Street Doncaster East VIC 3109	\$755,000	05-Nov-20
14/27 Cavalier Street Doncaster East VIC 3109	\$750,000	01-Dec-20
1/1 Talford Street Doncaster East VIC 3109	\$748,000	21-Nov-20

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.~~

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**1/2 Talford Street Doncaster East
VIC 3109**

3 1 2

Sold Price

\$755,000

Sold Date **05-Nov-20**

Distance

0.31km



**14/27 Cavalier Street Doncaster
East VIC 3109**

2 1 1

Sold Price

\$750,000

Sold Date **01-Dec-20**

Distance

1.24km



**1/1 Talford Street Doncaster East
VIC 3109**

3 1 2

Sold Price

\$748,000

Sold Date **21-Nov-20**

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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