

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

4 Maple Court, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,700,000

&

\$1,790,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Doncaster

Period - From 01/10/2022

to 31/12/2022

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.

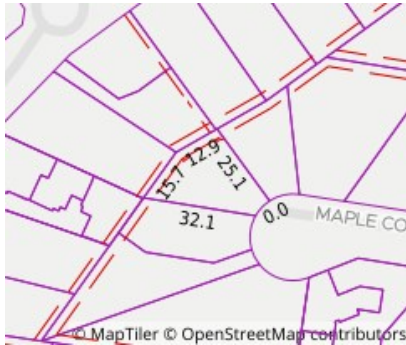
	Address of comparable property	Price	Date of sale
1	20 Lyndhurst Cr BOX HILL NORTH 3129	\$1,755,000	03/10/2022
2	12 Aberdeen Dr DONCASTER 3108	\$1,680,000	21/12/2022
3	36 Members Dr DONCASTER 3108	\$1,638,000	13/12/2022

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:

21/02/2023 11:05



Property Type: House

Land Size: 472 sqm approx

Agent Comments

Comparable Properties



20 Lyndhurst Cr BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,755,000

Method: Sold Before Auction

Date: 03/10/2022

Property Type: House (Res)

Land Size: 330 sqm approx

12 Aberdeen Dr DONCASTER 3108 (VG)

Agent Comments



Price: \$1,680,000

Method: Sale

Date: 21/12/2022

Property Type: House - Attached House N.E.C.

Land Size: 266 sqm approx



36 Members Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,638,000

Method: Private Sale

Date: 13/12/2022

Property Type: House