## 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

19 Maggs Street, Doncaster East Vic 3109

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Hou	se		Suburb	Doncaster East
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	98 Blackburn Rd DONCASTER EAST 3109	\$1,400,000	21/08/2024
2	13 Hamal St DONVALE 3111	\$1,455,000	10/07/2024
3	66 Devon Dr DONCASTER EAST 3109	\$1,489,000	15/06/2024

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:

31/10/2024 15:20









**Property Type:** House **Land Size:** 792 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price September quarter 2024: \$1,600,000

# **Comparable Properties**





66 Devon Dr DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,489,000 Method: Auction Sale Date: 15/06/2024 Property Type: House (Res) Land Size: 754 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



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