

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

9 Maralee Place, Doncaster Vic 3108

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$1,604,000

Property Type

House

Suburb

Doncaster

Period - From

01/07/2023

to

30/09/2023

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	15 Queens Av DONCASTER 3108	\$1,368,800	11/10/2023
2	22 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,261,000	30/09/2023
3	5 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,240,000	07/10/2023

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:

14/10/2023 16:09

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Indicative Selling Price

\$1,125,000

Median House Price

September quarter 2023: \$1,604,000



 3  1  2

Property Type: House

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



15 Queens Av DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,368,800

Method: Private Sale

Date: 11/10/2023

Property Type: House



22 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,261,000

Method: Auction Sale

Date: 30/09/2023

Property Type: House (Res)

Land Size: 651 sqm approx



5 Kitson Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  1  2

Price: \$1,240,000

Method: Sold Before Auction

Date: 07/10/2023

Property Type: House (Res)

Land Size: 656 sqm approx