

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 Maxia Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,535,500

Property Type House

Suburb Doncaster East

Period - From 01/01/2022

to 31/03/2022

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	1 Cassowary St DONCASTER EAST 3109	\$1,480,000	30/04/2022
2	13 Grevillea Rd DONCASTER EAST 3109	\$1,470,000	30/04/2022
3	77 Rosella St DONCASTER EAST 3109	\$1,450,000	24/03/2022

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:

12/05/2022 14:17



Property Type: House

Land Size: 762 sqm approx

Agent Comments

Comparable Properties



1 Cassowary St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,480,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 696 sqm approx



13 Grevillea Rd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,470,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 725 sqm approx



77 Rosella St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,450,000

Method: Private Sale

Date: 24/03/2022

Property Type: House

Land Size: 721 sqm approx