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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,535,500	Pro	operty Type	Hou	ISE		Suburb	Doncaster East
Period - From	01/01/2022	to	31/03/2022		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	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



4 Maxia Road, Doncaster East Vic 3109







Property Type: House **Land Size:** 762 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2022: \$1,535,500

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

Account - Barry Plant | P: 03 9842 8888



propertydata

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