

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

2/17 MAUDE AVENUE DONCASTER EAST VIC 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,000

Property type

Unit

Suburb

Doncaster East

Period-from

02 Apr 2024

to

02 Oct 2024

Source

Corelogic

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 6 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

1/14 AMDURA ROAD DONCASTER EAST VIC 3109	\$1,043,000	29-Jun-24
242 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$1,106,100	14-Sep-24
69A BOWEN ROAD DONCASTER EAST VIC 3109	\$1,115,000	03-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 02 October 2024