

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

12 Saxon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$885,000 Property Type Unit Suburb Doncaster

Period - From 01/10/2020 to 31/12/2020 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	2/5 Hill Ct DONCASTER 3108	\$880,000	07/09/2020
2	2/73 Tram Rd DONCASTER 3108	\$830,088	28/07/2020
3			

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:

27/01/2021 14:59



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Property Type: Townhouse

Land Size: 184 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2020: \$885,000

Comparable Properties

2/5 Hill Ct DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$880,000

Method: Sale

Date: 07/09/2020

Property Type: Flat/Unit/Apartment (Res)



2/73 Tram Rd DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$830,088

Method: Sale

Date: 28/07/2020

Property Type: Flat/Unit/Apartment (Res)

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.