

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	

postcode

Including suburb and 32A Octantis Street, Doncaster East, VIC 3019

Indicative selling price

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

Price Range \$1,400,000 - \$1,500,000

Median sale price

Median price	\$1,500,000		Property typ	e House	House		Doncaster East
Period - From	April 2021	to	June 2021	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	
55A Saxonwood Drive, Doncaster East	\$1,572,000	6/09/2021	
55 Saxonwood Drive, Doncaster East	\$1,500,000	6/09/2021	
3. 27B Pine Way, Doncaster East	\$1,468,000	24/07/2021	

OR

<u>B*</u> 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:	18/09/2021



Comparable properties



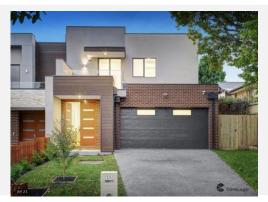
\$1,572,000

55A Saxonwood Drive, Doncaster East, Victoria

DATE: 6/09/2021

PROPERTY TYPE: House

344 sqm ×



\$1,500,000

55 Saxonwood Drive, Doncaster East, Victoria

DATE6/09/2021

PROPERTY TYPE: House

320 sqm



\$1,468,000

27B Pine Way, Doncaster East, Victoria

DATE: 24/07/2021

PROPERTY TYPE: Townhouse

283 sqm ×

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