

## 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

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 type 

House

Suburb 

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
1. 55A Saxonwood Drive, Doncaster East	\$1,572,000	6/09/2021
2. 55 Saxonwood Drive, Doncaster East	\$1,500,000	6/09/2021
3. 27B Pine Way, Doncaster East	\$1,468,000	24/07/2021

**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: 

18/09/2021

## Comparable properties



**\$1,572,000**

55A Saxonwood Drive, Doncaster East, Victoria

DATE: 6/09/2021

PROPERTY TYPE: House

 4     3  
 2     344 sqm x



**\$1,500,000**

55 Saxonwood Drive, Doncaster East, Victoria

DATE: 6/09/2021

PROPERTY TYPE: House

 4     3  
 2     320 sqm



**\$1,468,000**

27B Pine Way, Doncaster East, Victoria

DATE: 24/07/2021

PROPERTY TYPE: Townhouse

 4     3  
 2     283 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee