

# 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

61 Saxonwood Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2018

to

30/06/2019

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	20 Centaur Gr DONCASTER EAST 3109	\$1,200,000	24/09/2019
2	9 Mckenzie St DONCASTER EAST 3109	\$1,145,800	30/09/2019
3	2 Canopus Dr DONCASTER EAST 3109	\$1,118,000	25/09/2019

**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:

08/10/2019 10:26



**PhilipWebb**

William Zhu

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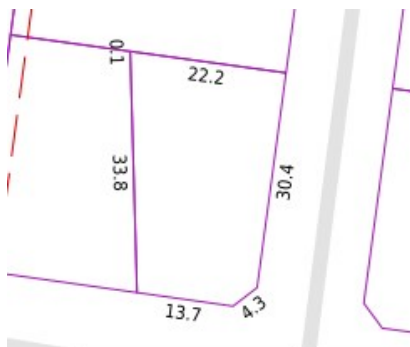
wzhu@philipwebb.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending June 2019: \$1,155,000



**Property Type:** House

**Land Size:** 646 sqm approx

Agent Comments

## Comparable Properties



**20 Centaur Gr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 24/09/2019

**Property Type:** House

**Land Size:** 657 sqm approx



**9 McKenzie St DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,145,800

**Method:** Private Sale

**Date:** 30/09/2019

**Property Type:** House (Res)

**Land Size:** 678 sqm approx



**2 Canopus Dr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,118,000

**Method:** Private Sale

**Date:** 25/09/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 638 sqm approx