

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 8 Sabason Court, Doncaster East, VIC 3109

Indicative selling price

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

Price Range \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Doncaster East (3109)

Period - From 31/07/2021 to 31/07/2022 Source Realestate

Comparable property sales

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
4 PARKVILLE PLACE, DONVALE VIC 3111	\$1,680,000	19/02/2022
57 BELLEVUE AVENUE, DONCASTER EAST VIC 3109	\$1,550,000	11/11/2021
18 TELOPEA AVENUE, DONCASTER EAST VIC 3109	\$1,550,000	11/05/2022

This Statement of Information was prepared on: 04/08/2022