Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

49 Saxonwood Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000	&	\$1,495,000
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Median sale price

Median price	\$1,550,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/07/2021	to	30/06/2022		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

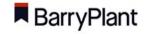
Add	dress of comparable property	Price	Date of sale
1	32 Rowan St DONCASTER EAST 3109	\$1,488,000	23/06/2022
2	34 Barrabool St DONCASTER EAST 3109	\$1,450,000	18/06/2022
3	31 Polaris Dr DONCASTER EAST 3109	\$1,400,000	09/07/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/07/2022 09:53









Property Type: House **Land Size:** 679 sqm approx Agent Comments

Indicative Selling Price \$1,450,000 - \$1,495,000 Median House Price Year ending June 2022: \$1,550,000

Comparable Properties



32 Rowan St DONCASTER EAST 3109 (REI)

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Price: \$1,488,000

Method: Sold Before Auction

Date: 23/06/2022

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments



34 Barrabool St DONCASTER EAST 3109 (REI) Agent Comments

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Price: \$1,450,000 **Method:** Auction Sale **Date:** 18/06/2022

Property Type: House (Res) **Land Size:** 654 sqm approx



31 Polaris Dr DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$1,400,000

Method: Private Sale

Date: 09/07/2022

Property Type: House Land Size: 658 sqm approx

Account - Barry Plant | P: 03 9842 8888



