

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

13 Sanders Road, Doncaster East Vic 3109

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Doncaster East

Period - From 01/01/2019 to 31/12/2019 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	29 Oregon Dr DONVALE 3111	\$962,000	26/10/2019
2	11 Burge Ct DONCASTER EAST 3109	\$955,000	25/09/2019
3	80 Bowen Rd DONCASTER EAST 3109	\$930,000	08/02/2020

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:

25/02/2020 13:21

13 Sanders Road, Doncaster East Vic 3109



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$970,000

Median House Price

Year ending December 2019: \$1,200,000

Comparable Properties



29 Oregon Dr DONVALE 3111 (REI/VG)

Agent Comments

3 2 1

Price: \$962,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 654 sqm approx



11 Burge Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$955,000

Method: Private Sale

Date: 25/09/2019

Property Type: House

Land Size: 731 sqm approx



80 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

3 1 -

Price: \$930,000

Method: Private Sale

Date: 08/02/2020

Property Type: House (Res)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.