

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

22 Saxon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster

Period - From 01/04/2024

to

30/06/2024

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	2/49 John St TEMPLESTOWE LOWER 3107	\$1,210,000	25/09/2024
2	32 Coolabah St DONCASTER 3108	\$1,369,000	29/08/2024
3	15 Jising Ct DONCASTER EAST 3109	\$1,475,000	01/06/2024

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:

07/10/2024 18:01



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Property Type: House
Land Size: 319 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,290,000 - \$1,390,000
Median House Price
 June quarter 2024: \$1,550,000

Comparable Properties



2/49 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

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Price: \$1,210,000
Method: Private Sale
Date: 25/09/2024
Property Type: Townhouse (Res)
Land Size: 223 sqm approx



32 Coolabah St DONCASTER 3108 (REI)

Agent Comments

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Price: \$1,369,000
Method: Private Sale
Date: 29/08/2024
Property Type: Townhouse (Single)
Land Size: 336 sqm approx



15 Jising Ct DONCASTER EAST 3109 (REI)

Agent Comments

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 2

Price: \$1,475,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 401 sqm approx

Account - Barry Plant | P: 03 9842 8888