

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	1 Saturn Terrace, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,155,000
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Median sale price

Median price	\$1,380,000	Hou	ise X	Unit			Suburb	Doncaster East
Period - From	01/10/2016	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Long Valley Way DONCASTER EAST 3109	\$1,138,000	23/06/2017
2	12 Red Plum PI DONCASTER EAST 3109	\$1,100,000	17/07/2017
3	22 Gainsborough St DONCASTER EAST 3109	\$1,080,000	06/06/2017

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.











Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,155,000 **Median House Price** Year ending September 2017: \$1,380,000

Comparable Properties

48 Long Valley Way DONCASTER EAST 3109

(VG)

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Price: \$1,138,000 Method: Sale Date: 23/06/2017

Rooms: -

Property Type: House (Res) Land Size: 784 sqm approx

Agent Comments

12 Red Plum PI DONCASTER EAST 3109 (REI/VG)





Price: \$1,100,000

Method: Sold Before Auction

Date: 17/07/2017 Rooms: 8

Property Type: House (Res)

Agent Comments

Agent Comments

22 Gainsborough St DONCASTER EAST 3109

(VG)

-3





Price: \$1,080,000 Method: Sale Date: 06/06/2017 Rooms: -

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

Account - Woodards | P: 03 9841 4433 | F: 03 9841 7811





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.

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