

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

1 Saturn Terrace, Doncaster East Vic 3109

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,380,000

House

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.

	Address 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 Pl 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)

Agent Comments



Price: \$1,138,000

Method: Sale

Date: 23/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 784 sqm approx



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

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 17/07/2017

Rooms: 8

Property Type: House (Res)

22 Gainsborough St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,080,000

Method: Sale

Date: 06/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx