

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

14 Saxon Street, Doncaster Vic 3108

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$723,000 Property Type Unit Suburb Doncaster

Period - From 01/07/2020 to 30/06/2021 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	3a Marshall Av DONCASTER 3108	\$1,057,450	09/03/2021
2	3/36 Windella Qdmt DONCASTER 3108	\$1,003,600	22/07/2021
3	4/1 Hill Ct DONCASTER 3108	\$1,000,000	15/07/2021

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: 09/08/2021 10:57



 3  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$980,000 - \$1,078,000

Median Unit Price

Year ending June 2021: \$723,000

Comparable Properties



3a Marshall Av DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,057,450

Method: Private Sale

Date: 09/03/2021

Property Type: Townhouse (Res)

Land Size: 385 sqm approx



3/36 Windella Qdrnt DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,003,600

Method: Private Sale

Date: 22/07/2021

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



4/1 Hill Ct DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 15/07/2021

Property Type: Townhouse (Res)