

# 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

45 Saxonwood Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,522,000 Property Type House Suburb Doncaster East

Period - From 01/07/2021 to 30/09/2021 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	6 Roseland Gr DONCASTER 3108	\$1,361,000	10/11/2021
2	41 Polaris Dr DONCASTER EAST 3109	\$1,335,000	14/09/2021
3	15 Amdura Rd DONCASTER EAST 3109	\$1,300,000	25/10/2021

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:

18/01/2022 12:09



 3  2  2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 644 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

September quarter 2021: \$1,522,000

## Comparable Properties



**6 Roseland Gr DONCASTER 3108 (REI)**

Agent Comments

 4  1  2

**Price:** \$1,361,000

**Method:** Auction Sale

**Date:** 10/11/2021

**Property Type:** House (Res)

**Land Size:** 688 sqm approx



**41 Polaris Dr DONCASTER EAST 3109 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,335,000

**Method:** Sale

**Date:** 14/09/2021

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



**15 Amdura Rd DONCASTER EAST 3109 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 25/10/2021

**Property Type:** House (Res)

**Land Size:** 730 sqm approx