

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 69 Saxonwood Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,220,000 House X Unit Suburb Doncaster East

Period - From 01/07/2018 to 30/09/2018 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	3 Robin Hood Ct DONCASTER EAST 3109	\$978,000	22/09/2018
2	4 Abelia St DONCASTER EAST 3109	\$977,000	01/11/2018
3	15 Sanders Rd DONCASTER EAST 3109	\$917,000	28/07/2018

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.

69 Saxonwood Drive, Doncaster East Vic 3109



 3  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Pricing is estimated at land value only, as there is evidence of termites in this home, to be disclosed to each buyer.

Indicative Selling Price

\$890,000 - \$979,000

Median House Price

September quarter 2018: \$1,220,000

Comparable Properties



3 Robin Hood Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$978,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 691 sqm approx



4 Abelia St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$977,000

Method: Private Sale

Date: 01/11/2018

Rooms: -

Property Type: House

Land Size: 665 sqm approx



15 Sanders Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  -

Price: \$917,000

Method: Auction Sale

Date: 28/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx