### 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	69 Saxonwood Drive, 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	\$890,000	&	\$979,000

# Median sale price

Median price	\$1,220,000	Hou	use X	Unit		S	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.

Ad	dress 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.





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**Indicative Selling Price** \$890,000 - \$979,000 **Median House Price** 

September guarter 2018: \$1,220,000

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.

# Comparable Properties



3 Robin Hood Ct DONCASTER EAST 3109

(REI/VG)





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)

4







**Agent Comments** 

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**Agent Comments** 



Property Type: House Land Size: 665 sqm approx

15 Sanders Rd DONCASTER EAST 3109 (REI/VG)







Price: \$917,000 Method: Auction Sale Date: 28/07/2018

Rooms: -

Property Type: House (Res) Land Size: 654 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472





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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.