

# 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 price

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

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Doncaster East

Period - From

01/07/2021

to

30/06/2022

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	62 Canopus Dr DONCASTER EAST 3109	\$1,488,000	19/08/2022
2	34 Devon Dr DONCASTER EAST 3109	\$1,515,000	10/09/2022
3	5 Roderick St DONCASTER EAST 3109	\$1,550,000	30/07/2022

**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:

17/09/2022 16:30



 4  3  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending June 2022: \$1,550,000

## Comparable Properties



**62 Canopus Dr DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,488,000

**Method:** Private Sale

**Date:** 19/08/2022

**Property Type:** House

**Land Size:** 652 sqm approx



**34 Devon Dr DONCASTER EAST 3109 (REI)** **Agent Comments**

 3  1  2

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** House (Res)

**Land Size:** 694 sqm approx



**5 Roderick St DONCASTER EAST 3109 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 30/07/2022

**Property Type:** House (Res)

**Land Size:** 661 sqm approx