

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

78 Saxon Wood Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,441,000 House X Unit Suburb Doncaster East

Period - From 01/04/2017 to 30/06/2017 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	56 Renshaw St DONCASTER EAST 3109	\$1,322,500	29/04/2017
2	3 Longstaff Ct DONCASTER EAST 3109	\$1,320,000	04/05/2017
3	192 George St DONCASTER 3108	\$1,285,000	03/06/2017

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.~~



 3  2  2

Rooms:
Property Type: House
Land Size: 699 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 June quarter 2017: \$1,441,000

Comparable Properties



56 Renshaw St DONCASTER EAST 3109
 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,322,500
Method: Auction Sale
Date: 29/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 731 sqm approx



3 Longstaff Ct DONCASTER EAST 3109
 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,320,000
Method: Sold Before Auction
Date: 04/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 644 sqm approx



192 George St DONCASTER 3108 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,285,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 645 sqm approx