

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

20 Saxon Street, Doncaster Vic 3108

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,382,000

Property Type House

Suburb Doncaster

Period - From 01/07/2020

to 30/06/2021

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	39 Norfolk Cirt DONCASTER 3108	\$1,215,000	14/08/2021
2	6a Henry St DONCASTER 3108	\$1,210,000	22/05/2021
3	3/6 Saxon St DONCASTER 3108	\$1,200,000	14/04/2021

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:

09/10/2021 12:45



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price

Year ending June 2021: \$1,382,000

Comparable Properties



39 Norfolk Cirt DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$1,215,000

Method: Auction Sale

Date: 14/08/2021

Rooms: 5

Property Type: House (Res)

Land Size: 445 sqm approx



6a Henry St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 329 sqm approx

3/6 Saxon St DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 14/04/2021

Property Type: Flat/Unit/Apartment (Res)

Account - The One Real Estate (AU) | P: 03 7007 5707