

## 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<br>Including suburb and<br>postcode | 5 Saxon Street, Doncaster Vic 3108 |
|---------------------------------------------|------------------------------------|

#### Indicative selling price

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

|               |             |   |             |
|---------------|-------------|---|-------------|
| Range between | \$1,650,000 | & | \$1,800,000 |
|---------------|-------------|---|-------------|

#### Median sale price

|               |             |       |            |        |      |        |           |
|---------------|-------------|-------|------------|--------|------|--------|-----------|
| Median price  | \$1,500,000 | House | X          | Unit   |      | Suburb | Doncaster |
| 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 | 522 Doncaster Rd DONCASTER 3108 | \$1,790,000 | 12/05/2017   |
| 2 | 1 Adelle Ct DONCASTER 3108      | \$1,700,000 | 29/04/2017   |
| 3 | 8 Thiele St DONCASTER 3108      | \$1,610,000 | 16/05/2017   |

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.

**Indicative Selling Price**

\$1,650,000 - \$1,800,000

**Median House Price**

June quarter 2017: \$1,500,000



4   3   2

**Rooms:** 8

**Property Type:** House

**Land Size:** 678 sqm approx

Agent Comments

## Comparable Properties

**522 Doncaster Rd DONCASTER 3108 (VG)**

Agent Comments

2   -   -

**Price:** \$1,790,000

**Method:** Sale

**Date:** 12/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 758 sqm approx



**1 Adelle Ct DONCASTER 3108 (REI)**

Agent Comments

3   2   2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 820 sqm approx



**8 Thiele St DONCASTER 3108 (REI)**

Agent Comments

3   1   1

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 16/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 724 sqm approx