

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

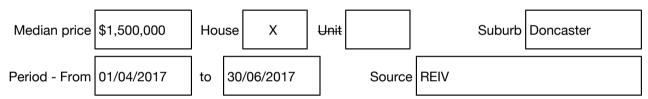
Address 5 Saxon Street, Doncaster Vic 3108 Including suburb and postcode

Indicative selling price

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

Range between \$1,650,000 &

Median sale price



\$1.800.000

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

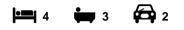
Generated: 04/09/2017 11:42

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.



Dallas Taylor

T SOTT CT 25 SEC CT



Rooms: 8 Property Type: House Land Size: 678 sqm approx Agent Comments 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price June quarter 2017: \$1,500,000

Comparable Properties

	522 Doncaster Rd DONCASTER 3108 (VG) 2	Agent Comments
B20sgh	1 Adelle Ct DONCASTER 3108 (REI) Image: 1 3 Image: 2 Price: \$1,700,000 Method: Auction Sale Date: 29/04/2017 Rooms: 6 Property Type: House (Res) Land Size: 820 sqm approx	Agent Comments
	8 Thiele St DONCASTER 3108 (REI) 3 1 1 1 Price: \$1,610,000 Method: Auction Sale Date: 16/05/2017 Rooms: 4 Property Type: House (Res) Land Size: 724 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

Generated: 04/09/2017 11:42

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.

