

STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

5 Saxon Street, Doncaster, VIC 3108

INDICATIVE SELLING PRICE

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

Range Between \$1,400,000 & \$1,480,000

MEDIAN SALE PRICE

Median price \$1,156,000 | House | Doncaster (3108)

Period - From 4 September 2018 to 4 September 2019 | Source - Realestate

COMPARABLE PROPERTY SALES

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
13 BOYD STREET, DONCASTER VIC 3108	\$1,460,000	24/08/2019
15 CLANCYS LANE, DONCASTER VIC 3108	\$1,450,000	22/08/2019
13 BURILLA AVENUE, DONCASTER VIC 3108	\$1,370,000	14/09/2019

This statement of information was prepared on 18/09/2019