Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 Saxonwood Drive, Doncaster East Vic 3109
9

Indicative selling price

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

Range between \$1,900,000	&	\$2,050,000
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Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Doncaster East
Period - From	01/01/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	53 Andersons Creek Rd DONCASTER EAST 3109	\$2,088,000	21/11/2023
2	7A Maxia Rd DONCASTER EAST 3109	\$2,000,000	02/12/2023
3	43A Elizabeth St DONCASTER EAST 3109	\$1,950,000	18/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/03/2024 14:56





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Indicative Selling Price \$1,900,000 - \$2,050,000 **Median House Price** Year ending December 2023: \$1,650,000

Property Type: Townhouse **Agent Comments**



Comparable Properties

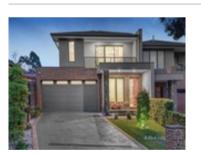


53 Andersons Creek Rd DONCASTER EAST

3109 (REI)

Price: \$2,088,000 Method: Private Sale Date: 21/11/2023

Property Type: Townhouse (Res) Land Size: 394 sqm approx



7A Maxia Rd DONCASTER EAST 3109

(REI/VG)

Price: \$2,000,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 505 sqm approx

Agent Comments

Agent Comments



43A Elizabeth St DONCASTER EAST 3109

(REI/VG)

Price: \$1,950,000 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res) Land Size: 367 sqm approx **Agent Comments**

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