

## 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

62 Devon Drive, Doncaster East VIC 3109

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,680,000

**Median sale price**Median price 

\$1,400,000

Property type 

HOUSE

Suburb 

Doncaster East

Period - From 

JAN 2021

to

MAR 2021

Source 

REIV

**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
63 Rosella Street, Doncaster East	\$1,602,000	24/04/2021
39 Saxonwood Drive, Doncaster East	\$1,450,000	17/04/2021
71 Tristania Street, Doncaster East	\$1,561,000	27/03/2021

This Statement of Information was prepared on: 

30/04/2021

## Comparable properties



**\$1,602,000**

63 Rosella Street, Doncaster East, Victoria

DATE: 24.04.2021

PROPERTY TYPE: House

 4     2  
 2     752 sqm



**\$1,450,000**

39 Saxonwood Drive, Doncaster East, Victoria

DATE: 17.04.2021

PROPERTY TYPE: House

 4     2  
 2     653 sqm



**\$1,561,000**

71 Tristania Street, Doncaster East, Victoria

DATE: 27.03.2021

PROPERTY TYPE: House

 4     2  
 2     732 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee