

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

15 Devlaw Drive, Doncaster East Vic 3109

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,566,000

Property Type House

Suburb Doncaster East

Period - From 01/01/2023

to 31/03/2023

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	Price	Date of sale
1	13 Apple Gum Gr DONCASTER EAST 3109	\$1,653,000	30/03/2023
2	52 Santa Rosa Blvd DONCASTER EAST 3109	\$1,567,000	04/02/2023
3	30 Pine Hill Dr DONCASTER EAST 3109	\$1,435,888	27/01/2023

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.~~

This Statement of Information was prepared on:

19/06/2023 17:04



 5
  3
  4

Property Type: House (Res)

Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

March quarter 2023: \$1,566,000

Comparable Properties



13 Apple Gum Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,653,000

Method: Auction Sale

Date: 30/03/2023

Property Type: House (Res)

Land Size: 787 sqm approx



52 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$1,567,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 796 sqm approx



30 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4
  2
  2

Price: \$1,435,888

Method: Private Sale

Date: 27/01/2023

Property Type: House

Land Size: 780 sqm approx