

# 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

70 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)

Range between \$1,420,000 & \$1,480,000

### Median sale price

Median price \$1,636,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/06/2024 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	32 Jocelyn Ct DONCASTER EAST 3109	\$1,458,800	09/09/2024
2	16 Cavalier St DONCASTER EAST 3109	\$1,480,000	17/08/2024
3	66 Devon Dr DONCASTER EAST 3109	\$1,489,000	15/06/2024

**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:

08/10/2024 11:39



 3   
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  2

**Property Type:** House  
**Land Size:** 741 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,420,000 - \$1,480,000  
**Median House Price**  
 Year ending June 2024: \$1,636,000

## Comparable Properties



32 Jocelyn Ct DONCASTER EAST 3109 (REI) [Agent Comments](#)

 3   
  2   
  2

**Price:** \$1,458,800  
**Method:** Auction Sale  
**Date:** 09/09/2024  
**Property Type:** House (Res)  
**Land Size:** 843 sqm approx



16 Cavalier St DONCASTER EAST 3109 (REI) [Agent Comments](#)

 3   
  1   
  2

**Price:** \$1,480,000  
**Method:** Sold Before Auction  
**Date:** 17/08/2024  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



66 Devon Dr DONCASTER EAST 3109 (REI) [Agent Comments](#)

 3   
  1   
  2

**Price:** \$1,489,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 754 sqm approx

Account - Gem Realty