

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

1/48 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$931,500 Property Type Unit Suburb Doncaster East

Period - From 01/07/2024 to 30/09/2024 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	2/1 Nonda Av DONCASTER EAST 3109	\$839,000	25/09/2024
2	242 Blackburn Rd DONCASTER EAST 3109	\$1,106,100	14/09/2024
3	2/13 Dehnert St DONCASTER EAST 3109	\$948,000	07/09/2024

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:

16/10/2024 20:26



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2024: \$931,500

Comparable Properties



2/1 Nonda Av DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$839,000

Method: Private Sale

Date: 25/09/2024

Property Type: Townhouse (Single)



242 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,106,100

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 214 sqm approx



2/13 Dehnert St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$948,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888