

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

58 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,441,000

House

X

Unit

Suburb Doncaster East

Period - From 01/04/2017

to

30/06/2017

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	94 Harrison St BOX HILL NORTH 3129	\$880,000	08/04/2017
2	6 Kett St NUNAWADING 3131	\$864,500	11/03/2017
3	40 Tristania St DONCASTER EAST 3109	\$805,000	25/03/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 463 sqm approx

Agent Comments

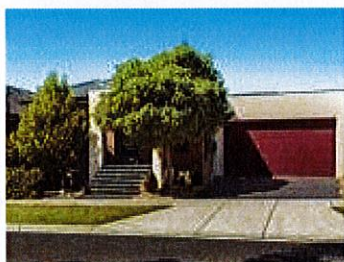
Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2017: \$1,441,000

Comparable Properties



94 Harrison St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$880,000

Method: Sold After Auction

Date: 08/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 290 sqm approx



6 Kett St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$864,500

Method: Auction Sale

Date: 11/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx



40 Tristania St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 25/03/2017

Rooms: 5

Property Type: House

Land Size: 341 sqm approx