

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

2/21 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$920,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/07/2019

to

30/09/2019

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 | 11a Sussex St BLACKBURN NORTH 3130 | \$895,500 | 24/08/2019 |
| 2 | 2/35 Thea Gr DONCASTER EAST 3109 | \$880,000 | 23/07/2019 |
| 3 | 1/9-11 Bowen Rd DONCASTER EAST 3109 | \$850,000 | 27/07/2019 |

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:

14/01/2020 09:16



 3  2  2

Property Type: Flat
Land Size: 231.926 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
September quarter 2019: \$920,000

Comparable Properties



11a Sussex St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$895,500
Method: Auction Sale
Date: 24/08/2019
Property Type: Unit
Land Size: 354 sqm approx

2/35 Thea Gr DONCASTER EAST 3109 (VG)

Agent Comments

 3  -  -

Price: \$880,000
Method: Sale
Date: 23/07/2019
Property Type: Strata Unit/Flat



1/9-11 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Auction Sale
Date: 27/07/2019
Property Type: Unit
Land Size: 393 sqm approx