

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

54 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$970,000 & \$1,067,000

Median sale price

Median price \$1,210,000

House X

Suburb Doncaster East

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
19 Mckenzie St DONCASTER EAST 3109	\$1,065,000	25/02/2017
51 Roy St DONVALE 3111	\$1,020,000	19/05/2017
72 Bowen Rd DONCASTER EAST 3109	\$985,000	11/02/2017

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Indicative Selling Price

\$970,000 - \$1,067,000

Median House Price

March quarter 2017: \$1,210,000



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



19 McKenzie St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,065,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 5

Property Type: House (Res)

Land Size: 683 sqm approx



51 Roy St DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,020,000

Method: Private Sale

Date: 19/05/2017

Rooms: -

Property Type: House

Land Size: 733 sqm approx



72 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  1

Price: \$985,000

Method: Expression of Interest

Date: 11/02/2017

Rooms: 5

Property Type: House

Land Size: 723 sqm approx