

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	54 Devon Drive, Doncaster East Vic 3109
Including suburb and	
postcode	

Indicative selling price

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

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

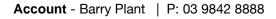
Median sale price

Median price	\$1,210,000	Н	ouse X	Su	burb	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.

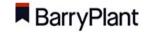
Address of comparable property	Price	Date of sale
19 Mckenzie St DONCASTER EAST 3109	\$1,065,000	25/02/2017
51 Roy St DONVALE 3111	\$1,020,000	19/05/2017
72 Bowen Rd DONCASTER EAST 3109	\$985,000	11/02/2017







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Indicative Selling Price \$970,000 - \$1,067,000 Median House Price March quarter 2017: \$1,210,000



1 2 1

Rooms:

Property Type: House (Res) **Land Size:** 725 sqm approx

Agent Comments

Comparable Properties



19 Mckenzie St DONCASTER EAST 3109

(REI/VG)

1 3



Price: \$1,065,000 Method: Auction Sale Date: 25/02/2017 Rooms: 5

Property Type: House (Res) **Land Size:** 683 sqm approx

Agent Comments



51 Roy St DONVALE 3111 (REI)

=3





Price: \$1,020,000 **Method:** Private Sale **Date:** 19/05/2017

Rooms: -

Property Type: House Land Size: 733 sqm approx **Agent Comments**



72 Bowen Rd DONCASTER EAST 3109

(REI/VG)

1 3



Price: \$985,000

Method: Expression of Interest

Date: 11/02/2017 Rooms: 5

Property Type: House Land Size: 723 sqm approx **Agent Comments**

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