

# 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

73A Devon Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,705,000

Property Type House

Suburb Doncaster East

Period - From 01/04/2023

to

30/06/2023

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	10 Rowallan Ct DONCASTER EAST 3109	\$1,650,000	27/05/2023
2	41 George St DONCASTER EAST 3109	\$1,560,000	13/05/2023
3	21 Colchester Dr DONCASTER EAST 3109	\$1,535,000	13/04/2023

**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:

23/08/2023 11:07

73A Devon Drive, Doncaster East Vic 3109

**McGrath**

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

June quarter 2023: \$1,705,000



4 3 2

**Property Type:** House

**Land Size:** 430 sqm approx

**Agent Comments**

## Comparable Properties



**10 Rowallan Ct DONCASTER EAST 3109 (REI)** **Agent Comments**

4 3 2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)



**41 George St DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

5 2 2

**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 13/05/2023

**Property Type:** House

**Land Size:** 327 sqm approx



**21 Colchester Dr DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,535,000

**Method:** Private Sale

**Date:** 13/04/2023

**Property Type:** House (Res)

**Land Size:** 439 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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