

# 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

1/6 Devon Drive, Doncaster Vic 3108

### Indicative selling price

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

Range between \$870,000

&

\$930,000

### Median sale price

Median price \$838,000

Property Type Unit

Suburb Doncaster

Period - From 01/01/2021

to 31/03/2021

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	3/39 Paula Cr DONCASTER EAST 3109	\$910,000	13/03/2021
2	63a Cassowary St DONCASTER EAST 3109	\$900,000	19/12/2020
3			

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:

04/05/2021 14:50



**Property Type:** Townhouse

**Land Size:** 406 sqm approx

Agent Comments

**Indicative Selling Price**

\$870,000 - \$930,000

**Median Unit Price**

March quarter 2021: \$838,000

## Comparable Properties



**3/39 Paula Cr DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$910,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** Unit

**Land Size:** 398 sqm approx



**63a Cassowary St DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 343 sqm approx

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.