

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

57 Devon Drive, Doncaster East Vic 3109

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,363,000

House

X

Unit

Suburb Doncaster East

Period - From 01/01/2017

to

31/12/2017

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	23 Burilla Av DONCASTER 3108	\$1,567,890	16/11/2017
2	31 Primula St BLACKBURN NORTH 3130	\$1,555,000	23/09/2017
3	41 Cassowary St DONCASTER EAST 3109	\$1,453,000	02/09/2017

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.

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Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

Year ending December 2017: \$1,363,000



 4  2  2

Rooms:

Property Type: House

Land Size: 813 sqm approx

Agent Comments

Comparable Properties



23 Burilla Av DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,567,890

Method: Private Sale

Date: 16/11/2017

Rooms: -

Property Type: House

Land Size: 728 sqm approx



31 Primula St BLACKBURN NORTH 3130 (REI) **Agent Comments**

 5  2  2

Price: \$1,555,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)



41 Cassowary St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  3

Price: \$1,453,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 9

Property Type: House (Res)

Land Size: 735 sqm approx