

Ericka Wong 03 9842 8888 0411 472 849 ewong@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	57 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	\$1,450,000	&	\$1,595,000
---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,363,000	Ηοι	ıse X	Unit		5	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.

Ad	dress 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

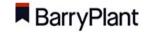
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





Generated: 23/02/2018 17:00



Ericka Wong 03 9842 8888 0411 472 849 ewong@barryplant.com.au

Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price Year ending December 2017: \$1,363,000



**4** 🙀 2 🛱

Rooms:

**Property Type:** House **Land Size:** 813 sqm approx

**Agent Comments** 

## Comparable Properties



23 Burilla Av DONCASTER 3108 (REI)

**–** 5





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



Method: Auction Sale Date: 23/09/2017 Rooms: -

COOIIIS. -

Property Type: House (Res)



41 Cassowary St DONCASTER EAST 3109

(REI)

4

**6** 3

**Price:** \$1,453,000 **Method:** Auction Sale **Date:** 02/09/2017

Rooms: 9

**Property Type:** House (Res) **Land Size:** 735 sqm approx

**Account** - Barry Plant | P: 03 9842 8888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 23/02/2018 17:00

**Agent Comments** 

**Agent Comments**