

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2/56 Devon Drive, Doncaster East, VIC 3109

INDICATIVE SELLING PRICE

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

Single Price \$849,888

MEDIAN SALE PRICE

Median price \$764,000 | Unit | Doncaster East (3109)

Period - From 1 April 2017 to 30 June 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
2/69 RUSSELL CRESCENT, DONCASTER EAST VIC 3109	\$845,000	05/07/2018
2/44 FRANKLIN ROAD, DONCASTER EAST VIC 3109	\$820,000	11/08/2018
2A GLENVIEW ROAD, DONCASTER EAST VIC 3109	\$791,000	02/06/2018