

# 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

25 Aranga Crescent, Donvale Vic 3111

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Donvale

Period - From 01/10/2020 to 31/12/2020 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 Thomas St DONCASTER EAST 3109	\$1,198,000	19/12/2020
2	46 Roy St DONVALE 3111	\$1,185,000	06/02/2021
3	5 Carisbrook Ct DONCASTER EAST 3109	\$1,165,000	02/12/2020

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:

18/02/2021 09:49



 3  1  1

**Property Type:** House  
**Land Size:** 661 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2020: \$1,400,000

## Comparable Properties



**23 Thomas St DONCASTER EAST 3109 (REI)** **Agent Comments**

 3  1  2

**Price:** \$1,198,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**46 Roy St DONVALE 3111 (REI)** **Agent Comments**

 4  2  1

**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**5 Carisbrook Ct DONCASTER EAST 3109 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,165,000  
**Method:** Sold Before Auction  
**Date:** 02/12/2020  
**Property Type:** House (Res)