### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

**Price** 

## Property offered for sale

25 Aranga Crescent, Donvale Vic 3111

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,400,000	Pro	perty 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

,	and the companion property		Date of care
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

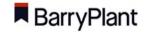
#### OR

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



Date of sale







**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)

3

**-** 1

**6** 2

Agent Comments

**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)

4

**Price:** \$1,185,000 **Method:** Auction Sale **Date:** 06/02/2021

Rooms: 6

**Property Type:** House (Res) **Land Size:** 655 sqm approx

**Agent Comments** 





Price: \$1,165,000

Method: Sold Before Auction

Date: 02/12/2020

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888



