

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/4-6 William Street Donvale VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

*House

*Unit

X

Suburb

Donvale

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

10/37 Wooddale Grove Donvale VIC 3111	\$710,000	08-Dec-18
20 Rye Street Mitcham VIC 3132	\$690,000	04-Feb-19
2/82 Chippewa Avenue Donvale VIC 3111	\$710,000	30-Jan-19

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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10/37 Wooddale Grove Donvale VIC 3111

3 2 2

Sold Price

\$710,000

Sold Date

08-Dec-18

Distance

1.04km



20 Rye Street Mitcham VIC 3132

3 2 2

Sold Price

\$690,000

Sold Date

04-Feb-19

Distance

1.53km



2/82 Chippewa Avenue Donvale VIC 3111

4 2 2

Sold Price

\$710,000

Sold Date

30-Jan-19

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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