

## 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

13 Miramar Court, 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 \$1,280,000

&

\$1,408,000

#### Median sale price

Median price \$1,282,500

House

X

Unit

Suburb Donvale

Period - From 01/01/2018

to

31/03/2018

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	47 old warrandyte Rd DONVALE 3111	\$1,358,000	03/03/2018
2	2 Camira CI DONCASTER EAST 3109	\$1,350,000	25/01/2018
3	10 Catherine Av DONCASTER EAST 3109	\$1,300,000	16/06/2018

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.



**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,280,000 - \$1,408,000  
**Median House Price**  
March quarter 2018: \$1,282,500

## Comparable Properties



**47 old warrandyte Rd DONVALE 3111 (REI)**

**Agent Comments**



**Price:** \$1,358,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 788 sqm approx



**2 Camira CI DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 25/01/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 686 sqm approx



**10 Catherine Av DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 706 sqm approx