## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	1/4 Craileen Street, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$660,000	&	\$710,000
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#### Median sale price

Median price \$780,000	Pr	operty Type Un	it	Suburb	Donvale
Period - From 01/04/2019	to	30/06/2019	Sou	ırce 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

1	1/1 Mantell St DONCASTER EAST 3109	\$700,000	05/04/2019
2	1/13 Burch St BLACKBURN NORTH 3130	\$700,000	27/03/2019
3	1/11 Taronga Ct NUNAWADING 3131	\$680,000	08/06/2019

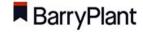
#### OR

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:	19/09/2019 11:16



Date of sale







Property Type: Unit Land Size: 301 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$660,000 - \$710,000 **Median Unit Price** June quarter 2019: \$780,000

# Comparable Properties



1/1 Mantell St DONCASTER EAST 3109 (REI/VG)

**-**3



Price: \$700,000

Method: Sold Before Auction

Date: 05/04/2019 Rooms: 4

Property Type: Unit

Land Size: 316 sqm approx

**Agent Comments** 



1/13 Burch St BLACKBURN NORTH 3130 (VG) Agent Comments





Price: \$700.000 Method: Sale Date: 27/03/2019

Property Type: Flat/Unit/Apartment (Res)



1/11 Taronga Ct NUNAWADING 3131 (REI/VG) Agent Comments

Price: \$680,000 Method: Private Sale Date: 08/06/2019 Property Type: Unit Land Size: 307 sqm approx

Account - Barry Plant | P: 03 9842 8888



