

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

1/4 Craileen Street, Donvale Vic 3111

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Donvale

Period - From 01/04/2019

to 30/06/2019

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	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



 3  1  1

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)

Agent Comments

 3  1  1

Price: \$700,000
Method: Sold Before Auction
Date: 05/04/2019
Rooms: 4
Property Type: Unit
Land Size: 316 sqm approx



1/13 Burch St BLACKBURN NORTH 3130 (VG)

Agent Comments

 3  -  -

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

 3  1  1

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