Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/18 Cherry Grove, Donvale Vic 3111

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|---------|
| Range betweer | \$930,000 | | & | | \$1,020,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$870,000 | Pro | operty Type | Unit | | | Suburb | Donvale |
| Period - From | 01/10/2021 | to | 31/12/2021 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 1/80 Brunswick Rd MITCHAM 3132 | \$978,000 | 19/10/2021 |
| 2 | | | |
| 3 | | | |

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.

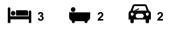
This Statement of Information was prepared on:

28/03/2022 15:04









Property Type: Townhouse (Single) Land Size: 253 sqm approx Agent Comments 9842 1477 0432 696 048 jtreacey@philipwebb.com.au

Indicative Selling Price \$930,000 - \$1,020,000 Median Unit Price December quarter 2021: \$870,000

Agent Comments

Comparable Properties



1/80 Brunswick Rd MITCHAM 3132 (REI/VG)



Price: \$978,000 Method: Sold Before Auction Date: 19/10/2021 Property Type: Townhouse (Res) Land Size: 290 sqm approx

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.

Account - Philip Webb



Propertydata

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