

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

2/18 Cherry Grove, Donvale Vic 3111

Indicative selling price

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

Range between \$930,000

&

\$1,020,000

Median sale price

Median price \$870,000

Property Type Unit

Suburb Donvale

Period - From 01/10/2021

to 31/12/2021

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	1/80 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

2/18 Cherry Grove, Donvale Vic 3111



PhilipWebb

Jack Treacey

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Indicative Selling Price

\$930,000 - \$1,020,000

Median Unit Price

December quarter 2021: \$870,000



3 2 2

Property Type: Townhouse
(Single)

Land Size: 253 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

3 2 2

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



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