## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address Including suburb and postcode	1/17 Hamal Street, Donvale Vic 3111

#### Indicative selling price

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

Range between \$800,000	&	\$880,000
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#### Median sale price

Median price \$1,456,000	Pro	pperty Type Ho	ouse		Suburb	Donvale
Period - From 11/01/2021	to	10/01/2022	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.

#### Address of comparable property

1	6/36 Old Warrandyte Rd DONVALE 3111	\$879,000	04/10/2021
2	8/34 Bowen Rd DONCASTER EAST 3109	\$800,000	26/07/2021
3			

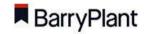
#### OR

**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:	11/01/2022 11:00



Date of sale







Property Type: House (Res) Land Size: 304 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price 11/01/2021 - 10/01/2022: \$1,456,000

# Comparable Properties



6/36 Old Warrandyte Rd DONVALE 3111 (REI/VG)

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Price: \$879,000 Method: Private Sale Date: 04/10/2021 Property Type: Unit **Agent Comments** 



8/34 Bowen Rd DONCASTER EAST 3109

(REI/VG)

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**6** 

Price: \$800,000 Method: Private Sale Date: 26/07/2021 Property Type: Unit

Land Size: 405 sqm approx

**Agent Comments** 

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** - Barry Plant | P: 03 9842 8888



