

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# 10A Miramar Court Donvale VIC 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$1,160,000 - \$1,260,000**

### Median sale price

**\$1,055,000**

Median **House** price for **Donvale** from **Corelogic** from the 01/12/2018 – 30/11/2019

### Comparable Property Sales

**\*\***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.

<b>1 Catherine Avenue</b> Doncaster East VIC 3109	<b>\$1,251,000</b>	Sold 7 <sup>th</sup> of September 2019
<b>4 Darren Rise</b> Doncaster East VIC 3109	<b>\$1,197,000</b>	Sold 13 <sup>th</sup> of November 2019
<b>4 Shirvington Place</b> Donvale VIC 3111	<b>\$1,210,000</b>	Sold 20 <sup>th</sup> of June 2019

House



5 Bed



2 Bath



2 Car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

**Harcourts**

This Statement of Information was prepared on: 3<sup>rd</sup> of December 2019