## 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	28A Aranga Crescent, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$880,000	Pro	perty Type	Unit		Suburb	Donvale
Period - From	01/07/2021	to	30/09/2021		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

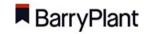
Add	dress of comparable property	Price	Date of sale
1	3/136 Mitcham Rd DONVALE 3111	\$1,295,000	18/06/2021
2	23a Pine Way DONCASTER EAST 3109	\$1,268,000	30/10/2021
3	2/23 Thea Gr DONCASTER EAST 3109	\$1,235,000	30/09/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2021 13:04
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Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median Unit Price** September quarter 2021: \$880,000

# Comparable Properties



3/136 Mitcham Rd DONVALE 3111 (VG)





Price: \$1,295,000 Method: Sale Date: 18/06/2021

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



23a Pine Way DONCASTER EAST 3109 (REI)





Price: \$1,268,000 Method: Auction Sale Date: 30/10/2021

Property Type: Townhouse (Res)

Agent Comments



2/23 Thea Gr DONCASTER EAST 3109

(REI/VG)

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Price: \$1,235,000 Method: Private Sale Date: 30/09/2021

Property Type: Townhouse (Single)

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



