

# 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

28A Aranga Crescent, Donvale Vic 3111

### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$880,000 Property 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   | 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 comparable properties 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



 4  2  2

**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)**

Agent Comments

 4  -  -

**Price:** \$1,295,000

**Method:** Sale

**Date:** 18/06/2021

**Property Type:** Flat/Unit/Apartment (Res)



**23a Pine Way DONCASTER EAST 3109 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,268,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** Townhouse (Res)



**2/23 Thea Gr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,235,000

**Method:** Private Sale

**Date:** 30/09/2021

**Property Type:** Townhouse (Single)

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