

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 Huon Court, Donvale Vic 3111

Indicative selling price

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

Single price \$1,498,000

Median sale price

Median price \$1,590,500

Property Type House

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	45 Saxonwood Dr DONCASTER EAST 3109	\$1,555,000	19/02/2022
2	43 Old Warrandyte Rd DONVALE 3111	\$1,550,000	14/10/2021
3	17 Cassowary St DONCASTER EAST 3109	\$1,535,000	23/02/2022

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:

10/03/2022 10:22

2 Huon Court, Donvale Vic 3111



first national | Bill Schlink

Eddie Fakhri

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Indicative Selling Price

\$1,498,000

Median House Price

December quarter 2021: \$1,590,500



Property Type:

Agent Comments

Comparable Properties



45 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,555,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 645 sqm approx



43 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments



Price: \$1,550,000

Method: Sold Before Auction

Date: 14/10/2021

Rooms: 7

Property Type: House (Res)

Land Size: 808 sqm approx



17 Cassowary St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,535,000

Method: Private Sale

Date: 23/02/2022

Property Type: House

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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