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

6/36 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice*							
Median price	\$909,500	Pro	operty Type	Unit			Suburb	Donvale
Period - From	17/04/2021	to	17/07/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/70 Andersons Creek Rd DONCASTER EAST 3109	\$880,000	16/04/2021
2	5/1 Taparoo Rd TEMPLESTOWE 3106	\$829,000	06/04/2021
3	4/89-91 Blackburn Rd DONCASTER EAST 3109	\$805,000	24/02/2021

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:

17/07/2021 09:41



6/36 Old Warrandyte Road, Donvale Vic 3111







Property Type: Unit Agent Comments

Brenton Linmeiers 03 9840 1111 0412 791 546 blinmeiers@parkesproperty.com.au

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price * 17/04/2021 - 17/07/2021: \$909,500 * Agent calculated median

Comparable Properties



2/70 Andersons Creek Rd DONCASTER EAST Agent Comments 3109 (REI/VG)



Price: \$880,000 Method: Sold Before Auction Date: 16/04/2021 Property Type: Unit



5/1 Taparoo Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$829,000 Method: Private Sale Date: 06/04/2021 Property Type: Unit Land Size: 222 sqm approx



4/89-91 Blackburn Rd DONCASTER EAST 3109 (REI)



Price: \$805,000 Method: Sold Before Auction Date: 24/02/2021 Property Type: Unit Agent Comments

Account - Parkes Property | P: 9840 1111 | F: 9840 1570



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.