

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	105B Old Warrandyte Road, Donvale Vic 3111
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Indicative selling price

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

Range between	\$1,450,000	&	\$1,595,000
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Median sale price

Median price	\$1,305,000	House	X	Unit		Suburb	Donvale
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

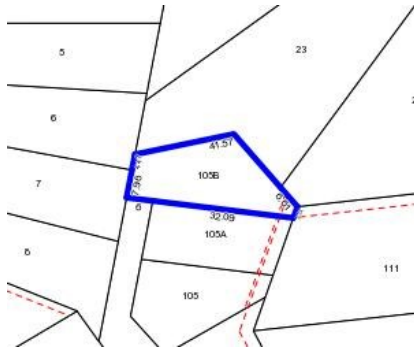
Comparable property sales (*Delete A or B below as applicable)

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	4 Longstaff Ct DONCASTER EAST 3109	\$1,535,000	26/04/2017
2	25 Canopus Dr DONCASTER EAST 3109	\$1,504,000	17/06/2017
3	31 Buvelot Wynd DONCASTER EAST 3109	\$1,456,000	27/05/2017

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.~~



Rooms:

Property Type: House

Land Size: 574 sqm approx

Agent Comments

Comparable Properties



4 Longstaff Ct DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,535,000

Method: Private Sale

Date: 26/04/2017

Rooms: 5

Property Type: House (Res)



25 Canopus Dr DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,504,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 10

Property Type: House (Res)

Land Size: 661 sqm approx



31 Buvelot Wynd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,456,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 609 sqm approx