

# 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

10 Sunray Court, Donvale Vic 3111

### Indicative selling price

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

Single price

\$1,315,000

### Median sale price

Median price

\$1,580,000

Property Type

House

Suburb

Donvale

Period - From

14/05/2021

to

13/05/2022

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	29 Woodhouse Rd DONCASTER EAST 3109	\$1,350,000	05/03/2022
2	52 Nicholson St NUNAWADING 3131	\$1,320,000	03/02/2022
3	24 Nicholson St NUNAWADING 3131	\$1,295,000	19/02/2022

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:

14/05/2022 15:00



 3  1  2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,315,000

**Median House Price**  
14/05/2021 - 13/05/2022: \$1,580,000

## Comparable Properties

**29 Woodhouse Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



**52 Nicholson St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 03/02/2022  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**24 Nicholson St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,295,000  
**Method:** Auction Sale  
**Date:** 19/02/2022  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx

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