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

9 Jasper Place, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,600,000	Pro	operty Type	Hou	se		Suburb	Donvale	
Period - From	01/07/2024	to	30/09/2024		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 Carisbrook Ct DONCASTER EAST 3109	\$1,635,000	22/11/2024
2	18 Shirvington PI DONVALE 3111	\$1,900,000	09/11/2024
3	12 Shirvington PI DONVALE 3111	\$1,585,000	11/07/2024

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:

06/12/2024 14:17









Property Type: House Land Size: 527 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price September quarter 2024: \$1,600,000

Comparable Properties

2 Carisbrook Ct DONCASTER EAST 3109 (REI) 4 3 2 Price: \$1,635,000 Method: Auction Sale Date: 22/11/2024 Property Type: House (Res) Land Size: 826 sqm approx	Agent Comments
18 Shirvington PI DONVALE 3111 (REI) 4 2 2 2 Price: \$1,900,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 546 sqm approx	Agent Comments
12 Shirvington PI DONVALE 3111 (REI/VG) 4 2 2 2 Price: \$1,585,000 Method: Private Sale Date: 11/07/2024 Property Type: House (Res) Land Size: 450 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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