

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 between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/07/2024 to 30/09/2024 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 | 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



 4  3  2

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)

Agent Comments

 4  3  2

Price: \$1,635,000
Method: Auction Sale
Date: 22/11/2024
Property Type: House (Res)
Land Size: 826 sqm approx



18 Shirvington PI DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,900,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 546 sqm approx



12 Shirvington PI DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,585,000
Method: Private Sale
Date: 11/07/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Account - Barry Plant | P: 03 9842 8888