## 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

108-110 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	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	perty Type	Hous	se		Suburb	Donvale
Period - From	21/11/2021	to	20/11/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	41 Rainbow Valley Rd PARK ORCHARDS 3114	\$2,360,000	10/08/2022
2	119 Flannery Ct WARRANDYTE 3113	\$1,950,000	20/07/2022
3	38 Edward St DONVALE 3111	\$1,760,000	15/09/2022

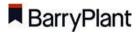
OR

**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:

21/11/2022 13:35









Property Type: House (Previously Occupied - Detached) Land Size: 3926 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price 21/11/2021 - 20/11/2022: \$1,600,000

# **Comparable Properties**





41 Rainbow Valley Rd PARK ORCHARDS 3114 Agent Comments (REI/VG)



Price: \$2,360,000 Method: Private Sale Date: 10/08/2022 Property Type: House (Res) Land Size: 4104 sqm approx

119 Flannery Ct WARRANDYTE 3113 (REI/VG) Agent Comments



Price: \$1,950,000 Method: Private Sale Date: 20/07/2022 Property Type: House (Res) Land Size: 4007 sqm approx



38 Edward St DONVALE 3111 (REI)



Price: \$1,760,000 Method: Sold Before Auction Date: 15/09/2022 Property Type: House (Res) Land Size: 4359 sqm approx

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



propertydata

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Agent Comments