Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/9 Nightingale Close, Donvale Vic 3111

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,600,000	Pro	perty Type	House		Suburb	Donvale
Period - From	19/09/2021	to	18/09/2022		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

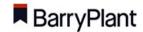
Add	dress of comparable property	Price	Date of sale
1	10 Dowling Gr DONCASTER EAST 3109	\$1,396,000	18/06/2022
2	22 Talford St DONCASTER EAST 3109	\$1,331,000	23/04/2022
3	11/3-7 Leslie St DONVALE 3111	\$1,034,000	30/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/09/2022 14:16













Property Type: House Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

19/09/2021 - 18/09/2022: \$1,600,000

Comparable Properties



10 Dowling Gr DONCASTER EAST 3109

(REI/VG)





Price: \$1,396,000 Method: Auction Sale Date: 18/06/2022

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments



22 Talford St DONCASTER EAST 3109

(REI/VG)





Agent Comments

Price: \$1,331,000 Method: Private Sale Date: 23/04/2022 Property Type: Unit Land Size: 311 sqm approx







11/3-7 Leslie St DONVALE 3111 (REI)

Price: \$1,034,000 Method: Auction Sale Date: 30/04/2022 Property Type: Unit

Land Size: 444 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



