

# 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

2/9 Nightingale Close, Donvale Vic 3111

### Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,600,000

Property 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	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 comparable properties 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



 3  2  2

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,396,000  
**Method:** Auction Sale  
**Date:** 18/06/2022  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx



**22 Talford St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 3  2  2

**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)**

**Agent Comments**

 3  2  2

**Price:** \$1,034,000  
**Method:** Auction Sale  
**Date:** 30/04/2022  
**Property Type:** Unit  
**Land Size:** 444 sqm approx