

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 8/37 Wooddale Grove, Donvale Vic 3111

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$976,584 Property Type Townhouse Suburb Donvale

Period - From 27/04/2021 to 26/04/2022 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	6/565 Whitehorse Rd MITCHAM 3132	\$738,000	02/04/2022
2	5/81-97 Mitcham Rd DONVALE 3111	\$729,000	12/02/2022
3			

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: 27/04/2022 10:23



Rooms: 5
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Townhouse Price
 27/04/2021 - 26/04/2022: \$976,584

Comparable Properties



6/565 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$738,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Townhouse (Res)
Land Size: 103 sqm approx



5/81-97 Mitcham Rd DONVALE 3111 (REI)

Agent Comments



Price: \$729,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Townhouse (Res)

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.

Account - Barry Plant | P: 03 9842 8888