

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 Woodhall Wynd, Donvale Vic 3111

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,305,000

House

X

Suburb

Donvale

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Avocet St DONCASTER EAST 3109	\$1,497,000	08/04/2017
3 Grevillea Rd DONCASTER EAST 3109	\$1,488,000	22/04/2017
39 Woodhall Wynd DONVALE 3111	\$1,400,000	10/04/2017

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

June quarter 2017: \$1,305,000



 4  2  2

Rooms:

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



1 Avocet St DONCASTER EAST 3109 (REI)

Agent Comments

 6  2  2

Price: \$1,497,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 9

Property Type: House (Res)

Land Size: 713 sqm approx



3 Grevillea Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  1

Price: \$1,488,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 725 sqm approx



39 Woodhall Wynd DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Private Sale

Date: 10/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 700 sqm approx