

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

## 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	8 Woodhall Wynd, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000 & \$1,540,000	ge between \$	1,400,000	&	\$1,540,000	]
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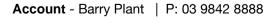
#### Median sale price

Median price	\$1,305,000	Н	ouse X	Su	burb	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.

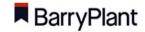
Address of comparable property	Price	Date of sale
1 Avocet St DONCASTER EAST 3109	\$1,497,000	08/04/2017
3 Grevillea Rd DONCASTER EAST 3109	\$1,488,000	22/04/2017
39 Woodhall Wynd DONVALE 3111	\$1,400,000	10/04/2017







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**Indicative Selling Price** \$1,400,000 - \$1,540,000 **Median House Price** June quarter 2017: \$1,305,000





Rooms:

Property Type: House Land Size: 657 sqm approx

**Agent Comments** 

# Comparable Properties



1 Avocet St DONCASTER EAST 3109 (REI)

**--** 6

Price: \$1,497,000 Method: Auction Sale Date: 08/04/2017 Rooms: 9

Property Type: House (Res) Land Size: 713 sqm approx

**Agent Comments** 



3 Grevillea Rd DONCASTER EAST 3109 (REI)

Price: \$1,488,000 Method: Auction Sale Date: 22/04/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm approx

**Agent Comments** 



39 Woodhall Wynd DONVALE 3111 (REI)

Price: \$1,400,000 Method: Private Sale Date: 10/04/2017 Rooms: 8

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 

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