

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

23 Parklands Close, Donvale Vic 3111

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Donvale

Period - From 01/10/2019

to 31/12/2019

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.

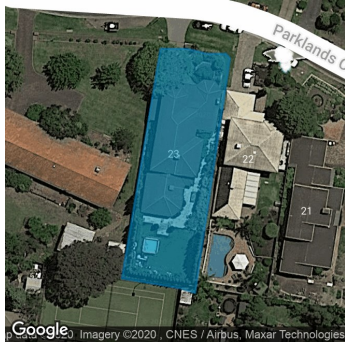
	Address of comparable property	Price	Date of sale
1	11 Wiarando Ct DONCASTER EAST 3109	\$1,790,000	29/02/2020
2	1 Jonquil Ct DONCASTER EAST 3109	\$1,705,000	07/03/2020
3	8 Nolan Cl DONCASTER EAST 3109	\$1,610,000	22/02/2020

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:

11/03/2020 15:24



Property Type: House

Land Size: 898 sqm approx

Agent Comments

Comparable Properties



11 Wiarando Ct DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,790,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 749 sqm approx



1 Jonquil Ct DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,705,000

Method: Auction Sale

Date: 07/03/2020

Rooms: 8

Property Type: House (Res)

Land Size: 776 sqm approx



8 Nolan CI DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,610,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 9

Property Type: House (Res)

Land Size: 950 sqm approx