

# 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

17 Jilpanger Road, 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,302,500 Property Type House Suburb Donvale

Period - From 01/01/2021 to 31/03/2021 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	3 Five Crown Gr DONCASTER EAST 3109	\$1,440,000	12/04/2021
2	7 Ireland Av DONCASTER EAST 3109	\$1,436,000	20/03/2021
3	4 Peachwood Rise DONCASTER EAST 3109	\$1,400,000	04/03/2021

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:

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Michael Webb

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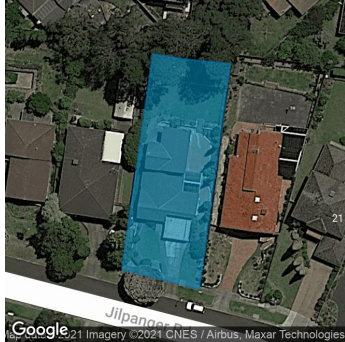
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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2021: \$1,302,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 930 sqm approx

Agent Comments

## Comparable Properties

**3 Five Crown Gr DONCASTER EAST 3109 (VG)** Agent Comments



**Price:** \$1,440,000

**Method:** Sale

**Date:** 12/04/2021

**Property Type:** House (Res)

**Land Size:** 852 sqm approx



**7 Ireland Av DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,436,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Rooms:** 8

**Property Type:** House

**Land Size:** 897 sqm approx



**4 Peachwood Rise DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 04/03/2021

**Property Type:** House (Res)

**Land Size:** 799 sqm approx