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	7 Wrendale Drive, Donvale Vic 3111

Indicative selling price

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

Range between | $920,000 | & | $980,000

Median sale price

Median price	$1,300,000	Property Type	House	Suburb	Donvale
Period - From	01/04/2020	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 1 Amys Gr DONVALE 3111	$967,500	10/04/2021
2 30 Ashwood Dr NUNAWADING 3131	$957,000	10/04/2021
3 18 Taronga Ct NUNAWADING 3131	$940,500	07/11/2020

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.~~

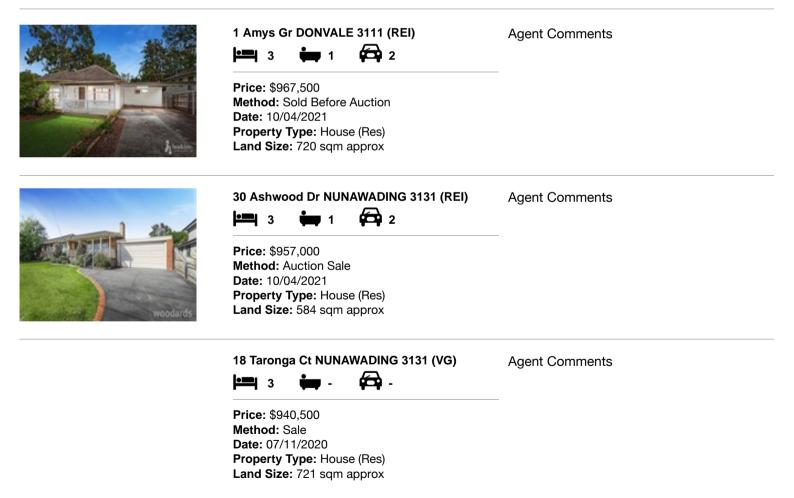This Statement of Information was prepared on: | 19/04/2021 15:06

CONSUMER AFFAIRS VICTORIA

7 Wrendale Drive, Donvale Vic 3111

PhilipWebb

Harry Fares
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Property Type: House (Previously Occupied - Detached)
Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $980,000
Median House Price
Year ending March 2021: $1,300,000

Comparable Properties

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1 Amys Gr DONVALE 3111 (REI)

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Price: $967,500
Method: Sold Before Auction
Date: 10/04/2021
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

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30 Ashwood Dr NUNAWADING 3131 (REI)

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Price: $957,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

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18 Taronga Ct NUNAWADING 3131 (VG)

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Price: $940,500
Method: Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 721 sqm approx

Agent Comments

Account - Philip Webb