

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	9 The Glen, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$960,000	&	\$1,050,000
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Median sale price

Median price	\$1,337,500	Hou	ise X	Unit		Suburb	Donvale
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

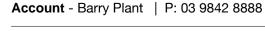
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	9 Kevin Ct DONVALE 3111	\$1,025,000	12/10/2017
2	28 Olwen St NUNAWADING 3131	\$1,020,000	06/02/2018
3	46 Darvall St DONVALE 3111	\$980,000	14/10/2017

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.

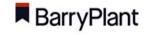


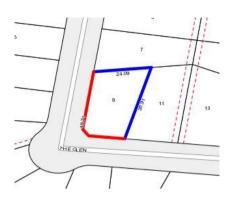




activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: House

Land Size: 732.70 sqm approx

Agent Comments

Indicative Selling Price \$960,000 - \$1,050,000 **Median House Price** December quarter 2017: \$1,337,500

Comparable Properties



9 Kevin Ct DONVALE 3111 (REI/VG)



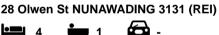


Price: \$1,025,000 Method: Private Sale Date: 12/10/2017

Rooms: 5

Property Type: House Land Size: 718 sqm approx





Price: \$1,020,000 Method: Private Sale Date: 06/02/2018 Rooms: 6

Property Type: House Land Size: 600 sqm approx Agent Comments

Agent Comments



46 Darvall St DONVALE 3111 (REI/VG)





Price: \$980,000 Method: Auction Sale Date: 14/10/2017 Rooms: 13

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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