

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

9 The Glen, Donvale Vic 3111

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,337,500

House

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.

	Address 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.



 4  2  2

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)

Agent Comments

 4  1  2

Price: \$1,025,000

Method: Private Sale

Date: 12/10/2017

Rooms: 5

Property Type: House

Land Size: 718 sqm approx



28 Olwen St NUNAWADING 3131 (REI)

Agent Comments

 4  1  -

Price: \$1,020,000

Method: Private Sale

Date: 06/02/2018

Rooms: 6

Property Type: House

Land Size: 600 sqm approx



46 Darvall St DONVALE 3111 (REI/VG)

Agent Comments

 6  3  2

Price: \$980,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 13

Property Type: House (Res)

Land Size: 651 sqm approx