

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

2 Nightingale Close, Donvale Vic 3111

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,581,000

Property Type House

Suburb Donvale

Period - From 31/07/2021

to

30/07/2022

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	105 Old Warrandyte Rd DONVALE 3111	\$1,980,000	02/06/2022
2	3 Catherine Av DONCASTER EAST 3109	\$1,910,000	16/05/2022
3	3 Refuge Cl DONCASTER EAST 3109	\$1,820,000	20/03/2022

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:

31/07/2022 15:55



4 2 3

Rooms: 8

Property Type: House

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



105 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

5 3 2

Price: \$1,980,000

Method: Private Sale

Date: 02/06/2022

Property Type: House (Res)

Land Size: 521 sqm approx



3 Catherine Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 2 4

Price: \$1,910,000

Method: Private Sale

Date: 16/05/2022

Property Type: House (Res)

Land Size: 793 sqm approx



3 Refuge CI DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$1,820,000

Method: Sale

Date: 20/03/2022

Property Type: House (Res)

Land Size: 652 sqm approx