# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/17 Park Road, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,525,000	Pro	operty Type	Hou	ISE		Suburb	Donvale
Period - From	01/04/2021	to	30/06/2021		So	urce	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 sixmonths 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	17 Plymouth Ct NUNAWADING 3131	\$1,125,000	19/06/2021
2	1/385 Springfield Rd NUNAWADING 3131	\$1,120,000	26/06/2021
3			

OR

**B**<sup>\*</sup> 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:

01/10/2021 15:56









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2021: \$1,525,000

# **Comparable Properties**



17 Plymouth Ct NUNAWADING 3131 (REI/VG) Agent Comments



Price: \$1,125,000 Method: Auction Sale Date: 19/06/2021 Property Type: Townhouse (Res) Land Size: 500 sqm approx



1/385 Springfield Rd NUNAWADING 3131 (REI/VG) Agent Comments



Price: \$1,120,000 Method: Auction Sale Date: 26/06/2021 Property Type: Townhouse (Res) Land Size: 286 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



Propertydata

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