

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

2/9 Standring Close, Donvale Vic 3111

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$700,000

Unit X

Suburb Donvale

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/21a Leslie St DONVALE 3111	\$990,000	01/02/2017
2/5 Leura St DONCASTER EAST 3109	\$938,000	18/03/2017
3/7 Myrtle Ct DONCASTER EAST 3109	\$920,000	17/02/2017



 3  2  2

Rooms:
Property Type: Townhouse (Res)
Land Size: 243 sqm
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Unit Price
 March quarter 2017: \$700,000

Comparable Properties



2/21a Leslie St DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$990,000
Method: Private Sale
Date: 01/02/2017
Rooms: 7
Property Type: Townhouse (Res)



2/5 Leura St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$938,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 133 sqm



3/7 Myrtle Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000
Method: Private Sale
Date: 17/02/2017
Rooms: 4
Property Type: Townhouse (Res)