

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

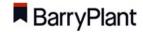
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

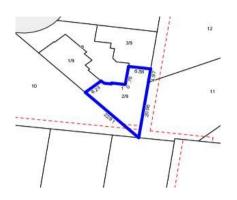
Address of comparable property	Price	Date of sale
2/21a Leslie St DONVALE 3111	\$990,000	01/02/2017
2/5 Leura St DONCASTER EAST 3109	\$938,000	18/03/2017
3/7 Myrtle Ct DONCASTER EAST 3109	\$920,000	17/02/2017





Account - Barry Plant | P: 03 9842 8888





— 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)

4

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2

Price: \$990,000 Method: Private Sale Date: 01/02/2017

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments



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

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Price: \$938,000 Method: Auction Sale Date: 18/03/2017 Rooms: 7

Rooms: /

Property Type: Townhouse (Res)

Land Size: 133 sqm



3/7 Myrtle Ct DONCASTER EAST 3109

(REI/VG)

-3

2

6

Price: \$920,000 **Method:** Private Sale **Date:** 17/02/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

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