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

6 Kyreli Close, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$1,990,000		&		\$2,185,000				
Median sale price									
Median price	\$1,590,500	Pro	Property Type Hou		se		Suburb	Donvale	
Period - From	01/10/2021	to	31/12/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	269 Tindals Rd WARRANDYTE 3113	\$2,170,000	10/11/2021
2	3 Cedar Rise WARRANDYTE 3113	\$2,100,000	19/12/2021
3	3 Lomond Ct WARRANDYTE 3113	\$2,080,000	13/09/2021

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:

24/02/2022 15:58









Property Type: Agent Comments Indicative Selling Price \$1,990,000 - \$2,185,000 Median House Price December quarter 2021: \$1,590,500

Comparable Properties

	269 Tindals Rd WARRANDYTE 3113 (REI) 5 2 2 2 Price: \$2,170,000 Method: Private Sale Date: 10/11/2021 Property Type: House (Res) Land Size: 4184 sqm approx	Agent Comments
	3 Cedar Rise WARRANDYTE 3113 (REI) 5 4 2 Price: \$2,100,000 Method: Private Sale Date: 19/12/2021 Property Type: House (Res) Land Size: 3711 sqm approx	Agent Comments
- Baryan	3 Lomond Ct WARRANDYTE 3113 (REI) 4 3 2 Price: \$2,080,000 Method: Private Sale Date: 13/09/2021 Property Type: House (Res) Land Size: 4001 sqm approx	Agent Comments

Account - Philip Webb



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