

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 between \$1,990,000

&

\$2,185,000

Median sale price

Median price \$1,590,500

Property Type House

Suburb Donvale

Period - From 01/10/2021

to 31/12/2021

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	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)

Agent Comments



Price: \$2,170,000
Method: Private Sale
Date: 10/11/2021
Property Type: House (Res)
Land Size: 4184 sqm approx



3 Cedar Rise WARRANDYTE 3113 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 19/12/2021
Property Type: House (Res)
Land Size: 3711 sqm approx



3 Lomond Ct WARRANDYTE 3113 (REI)

Agent Comments



Price: \$2,080,000
Method: Private Sale
Date: 13/09/2021
Property Type: House (Res)
Land Size: 4001 sqm approx

Account - Philip Webb