

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

4 Amys Grove, Donvale Vic 3111

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Donvale

Period - From 01/04/2021

to 30/06/2021

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	8 Winchester Rd NUNAWADING 3131	\$2,169,000	31/07/2021
2	8 Garden Av MITCHAM 3132	\$2,008,000	29/05/2021
3			

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:

30/09/2021 13:49

4 Amys Grove, Donvale Vic 3111



PhilipWebb

Michael Webb

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2021: \$1,525,000



Rooms: 5

Property Type: House

Land Size: 722.269 sqm approx

Agent Comments

Comparable Properties



8 Winchester Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$2,169,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 828 sqm approx



8 Garden Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$2,008,000

Method: Private Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 626 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 - Philip Webb



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