

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

3 The Glen, Donvale Vic 3111

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,580,500

Property Type House

Suburb Donvale

Period - From 07/05/2021

to

06/05/2022

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	12 Fairlane Ct BLACKBURN NORTH 3130	\$1,245,000	07/04/2022
2	17 Cyprus Av NUNAWADING 3131	\$1,072,000	02/04/2022
3	6 Mckeeon Rd MITCHAM 3132	\$1,015,000	06/04/2022

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:

07/05/2022 09:32



 4  1  1

Property Type: House
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
07/05/2021 - 06/05/2022: \$1,580,500

Comparable Properties



12 Fairlane Ct BLACKBURN NORTH 3130 (REI) **Agent Comments**

 4  2  2

Price: \$1,245,000
Method: Sold Before Auction
Date: 07/04/2022
Property Type: House (Res)
Land Size: 649 sqm approx



17 Cyprus Av NUNAWADING 3131 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,072,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 605 sqm approx



6 Mckee Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  -

Price: \$1,015,000
Method: Auction Sale
Date: 06/04/2022
Property Type: House (Res)
Land Size: 694 sqm approx

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