### 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	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

Median price \$1,302,500	Property Type H	ouse	Suburb	Donvale
Period - From 01/01/2021	to 31/03/2021	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

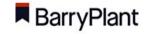
Address of comparable property		Price	Date of sale
1	2 Harcourt St BLACKBURN NORTH 3130	\$1,095,000	17/11/2020
2	55 Hunt St DONVALE 3111	\$1,090,000	10/04/2021
3	32 Cresswell Cr MITCHAM 3132	\$1,082,000	24/04/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/04/2021 12:16









**Property Type:** House **Land Size:** 733 sqm approx Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2021: \$1,302,500

# Comparable Properties

2 Harcourt St BLACKBURN NORTH 3130 (VG)

Price: \$1,095,000 Method: Sale Date: 17/11/2020

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**Property Type:** House (Res) **Land Size:** 731 sqm approx

Agent Comments

**Agent Comments** 



55 Hunt St DONVALE 3111 (REI)

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**Price:** \$1,090,000 **Method:** Auction Sale **Date:** 10/04/2021

Property Type: House (Res) Land Size: 650 sqm approx



32 Cresswell Cr MITCHAM 3132 (REI)

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**Price:** \$1,082,000 **Method:** Auction Sale **Date:** 24/04/2021

**Property Type:** House (Res) **Land Size:** 613 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



