

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 Ida Court, 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 \$1,337,500

House

X

Unit

Suburb Donvale

Period - From 01/10/2017

to

31/12/2017

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	23 Fithie St BLACKBURN NORTH 3130	\$1,175,000	25/11/2017
2	4 Monterey Cr DONVALE 3111	\$1,160,000	29/01/2018
3	271 Blackburn Rd DONCASTER EAST 3109	\$1,155,000	28/10/2017

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.



Rooms:

Property Type: House

Land Size: 730 approx. sqm approx

Agent Comments

Comparable Properties



23 Fithie St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,175,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 7

Property Type: House (Res)

Land Size: 645 sqm approx



4 Monterey Cr DONVALE 3111 (REI)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 29/01/2018

Rooms: 7

Property Type: House (Res)

Land Size: 653 sqm approx



271 Blackburn Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,155,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 7

Property Type: House (Res)

Land Size: 656 sqm approx