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### 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	4 Ida Court, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,	000 &	\$1,200,000
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#### Median sale price

Median price	\$1,337,500	Hou	ise 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.

Ad	dress 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

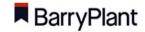
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** December quarter 2017: \$1,337,500



Rooms: Property Type: House Land Size: 730 approx. sqm

**Agent Comments** 

## Comparable Properties



23 Fithie St BLACKBURN NORTH 3130 (REI/VG)

**--**3

Price: \$1,175,000 Method: Auction Sale Date: 25/11/2017

Rooms: 7

Property Type: House (Res) Land Size: 645 sqm approx

**Agent Comments** 



4 Monterey Cr DONVALE 3111 (REI)



Price: \$1,160,000 Method: Private Sale Date: 29/01/2018

Rooms: 7

Property Type: House (Res) Land Size: 653 sqm approx

**Agent Comments** 

**Agent Comments** 



271 Blackburn Rd DONCASTER EAST 3109

(REI)

Price: \$1,155,000 Method: Auction Sale Date: 28/10/2017

Rooms: 7

Property Type: House (Res) Land Size: 656 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.