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

14 Murndal Drive, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,590,500	Pro	operty Type	Hou	ISE		Suburb	Donvale
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	52 Berrima Rd DONVALE 3111	\$2,330,000	04/10/2021
2	64-66 Mcgowans Rd DONVALE 3111	\$2,200,000	06/12/2021
3	9 Old Warrandyte Rd DONVALE 3111	\$2,150,000	12/11/2021

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:

16/02/2022 16:27



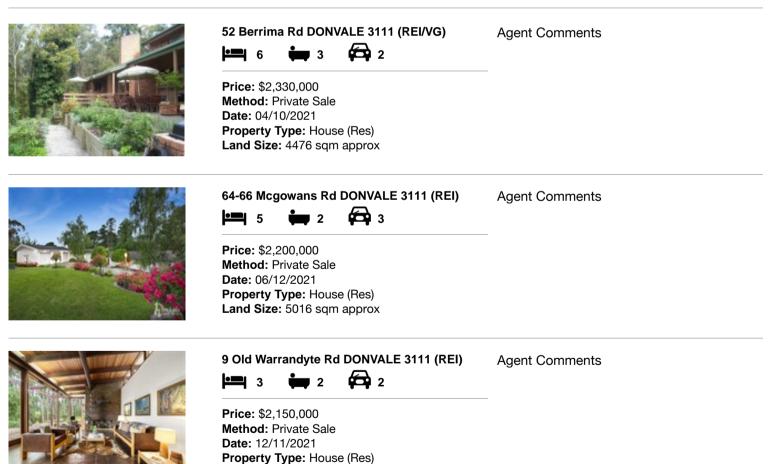
McGrath





Property Type: House **Land Size:** 4225 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price December quarter 2021: \$1,590,500

Comparable Properties



Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613

Land Size: 7312 sqm approx





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