



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2-4 Old Warrandyte Road, DONVALE 3111

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$5,000,000 -  
\$5,500,000**

## Median sale price

Median **House** for **DONVALE** for period **Jun 2017 - Sep 2017**  
Sourced from **REA**.

**\$1,160,000**

## Comparable property sales

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 the most comparable to the property for sale.

**769 Doncaster Road,** Price **\$2,401,000** Sold 16 September 2017  
Doncaster 3108

**454-456 Doncaster Road,** Price **\$4,400,000** Sold 08 June 2017  
Doncaster 3108

2-4 Old Warrandyte Road, Donvale falls within a Residential Growth Zone Schedule 2 (DD08). There is the potential to develop the land and construct multi-level apartments/townhouses (STCA). We have relied on Sales outside the guidelines to formulate an opinion of value and that we believe is the most comparable. These properties represent an average square meter rate of approximately \$2250 per m2.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

## Contact agents

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**Parkes Property**

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