

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	9 Kevin Court, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,305,000	Hou	ise X	Unit		Suburb	Donvale
Period - From	01/04/2017	to	30/06/2017		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 51 Roy St DONVALE 3111 \$1,020,000 19/05/2017 2 4 Busana Way NUNAWADING 3131 \$1,015,000 24/06/2017 3 8 Olwen St NUNAWADING 3131 \$1,002,000 08/07/2017

OR

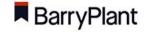
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







Generated: 09/10/2017 11:11







Rooms:

Property Type: House (Res) Land Size: 718 sqm approx

Agent Comments

Indicative Selling Price \$1,059,000 **Median House Price** June quarter 2017: \$1,305,000

Comparable Properties



51 Roy St DONVALE 3111 (REI)

--3





Price: \$1,020,000 Method: Private Sale Date: 19/05/2017

Rooms: -

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



4 Busana Way NUNAWADING 3131 (REI)







Price: \$1,015,000 Method: Auction Sale Date: 24/06/2017

Rooms: 4

Property Type: House (Res) Land Size: 636 sqm approx

Agent Comments



8 Olwen St NUNAWADING 3131 (REI/VG)



Price: \$1,002,000 Method: Auction Sale Date: 08/07/2017

Rooms: 5

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





Generated: 09/10/2017 11:11