

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

9 Kevin Court, Donvale Vic 3111

Indicative selling price

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

Single price \$1,059,000

Median sale price

Median price \$1,305,000

House

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.~~



 4  1  2

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)

Agent Comments

 3  2  2

Price: \$1,020,000
Method: Private Sale
Date: 19/05/2017
Rooms: -
Property Type: House
Land Size: 733 sqm approx



4 Busana Way NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,015,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 636 sqm approx



8 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,002,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 604 sqm approx