

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$915,000	&	\$965,000
Range between	\$915,000	&	\$965,000

Median sale price

Median price	\$1,207,900	Hou	ise X	Unit		Suburb	Donvale
Period - From	01/07/2017	to	30/09/2017		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 68 Springvale Rd NUNAWADING 3131 \$960,000 27/05/2017 2 27 Glen Rd MITCHAM 3132 \$958,888 21/10/2017 3 16 Lindsay Av NUNAWADING 3131 \$910,000 01/07/2017

OR

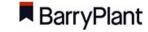
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$915,000 - \$965,000 **Median House Price** September quarter 2017: \$1,207,900





Rooms:

Property Type: House (Res) Land Size: 740 sqm approx

Agent Comments

Comparable Properties



68 Springvale Rd NUNAWADING 3131 (REI)

--- 5





Price: \$960,000

Method: Auction Sale Date: 27/05/2017

Rooms: 6

Property Type: House (Res) Land Size: 765 sqm approx

27 Glen Rd MITCHAM 3132 (REI)





Price: \$958,888 Method: Auction Sale Date: 21/10/2017

Rooms: 5

Property Type: House (Res) Land Size: 700 sqm approx

16 Lindsay Av NUNAWADING 3131 (REI)





Price: \$910,000



Property Type: House (Res) Land Size: 585 sqm approx

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Agent Comments

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