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

13 The Elms, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,280,000		&		\$1,400,000				
Median sale price									
Median price	\$1,302,500	Pro	Property Type Hou		use		Suburb	Donvale	
Period - From	01/01/2021	to	31/03/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	9 Powers St DONVALE 3111	\$1,368,000	10/04/2021
2	73 Canopus Dr DONCASTER EAST 3109	\$1,280,000	27/03/2021
3	23 Telopea Av DONCASTER EAST 3109	\$1,400,000	12/02/2021

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:

28/06/2021 11:19



Mc**Grath**





Property Type: House Agent Comments

Indicative Selling Price \$1,280,000 - \$1,400,000 Median House Price March quarter 2021: \$1,302,500

Comparable Properties

9 Powers St DONVALE 3111 (REI) 4 2 2 2 Price: \$1,368,000 Method: Sold Before Auction Date: 10/04/2021 Property Type: House (Res) Land Size: 789 sqm approx	Agent Comments
73 Canopus Dr DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,280,000 Method: Auction Sale Date: 27/03/2021 Rooms: 6 Property Type: House (Res) Land Size: 657 sqm approx	Agent Comments
23 Telopea Av DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,400,000 Method: Sold Before Auction Date: 12/02/2021 Property Type: House (Res) Land Size: 646 sqm approx	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.