## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$840,000	&	\$890,000
Range between	\$840,000	&	\$890,000

#### Median sale price

Median price	\$1,350,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/10/2019	to	31/12/2019		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

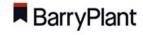
Add	dress of comparable property	Price	Date of sale
1	19 Taronga Ct NUNAWADING 3131	\$870,500	09/11/2019
2	9 Ananda Ct DONVALE 3111	\$852,000	24/08/2019
3	24 Slater Av BLACKBURN NORTH 3130	\$850,000	02/09/2019

#### OR

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

This Statement of Information was prepared on:	23/01/2020 14:35









**Property Type:** House **Land Size:** 655 sqm approx Agent Comments

Indicative Selling Price \$840,000 - \$890,000 Median House Price December quarter 2019: \$1,350,000

## Comparable Properties



19 Taronga Ct NUNAWADING 3131 (REI)

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**y** 1 🗲

**6** 2

**Price:** \$870,500 **Method:** Auction Sale **Date:** 09/11/2019

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

**Agent Comments** 

9 Ananda Ct DONVALE 3111 (REI/VG)

**=**3



Price: \$852,000 Method: Auction Sale Date: 24/08/2019

Property Type: House (Res) Land Size: 660 sqm approx

**Agent Comments** 



24 Slater Av BLACKBURN NORTH 3130 (REI)

**₽** 2

**4** 3 **4** 1

Price: \$850,000 Method: Private Sale Date: 02/09/2019 Rooms: 4

Property Type: House

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



