

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

8 The Glen, Donvale Vic 3111

Indicative selling price

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

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

Median sale price

Median price \$1,350,000 Property 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		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 comparable properties 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



 3
  2
  1

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)

Agent Comments

 3
  1
  2

Price: \$870,500
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 740 sqm approx

9 Ananda Ct DONVALE 3111 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$852,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 660 sqm approx



24 Slater Av BLACKBURN NORTH 3130 (REI)

Agent Comments

 3
  1
  2

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