

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

99 Tunstall Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Donvale

Period - From 01/10/2022

to 31/12/2022

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	30 Mulsanne Way DONVALE 3111	\$1,440,000	26/08/2022
2	16 Peter St DONCASTER EAST 3109	\$1,425,000	09/01/2023
3	1/41 Talford St DONCASTER EAST 3109	\$1,210,000	06/09/2022

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:

23/01/2023 14:24



Property Type: House

Agent Comments

Comparable Properties



30 Mulsanne Way DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Private Sale

Date: 26/08/2022

Property Type: House

Land Size: 443 sqm approx



16 Peter St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 09/01/2023

Property Type: Townhouse (Single)

Land Size: 340 sqm approx



1/41 Talford St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Private Sale

Date: 06/09/2022

Property Type: Townhouse (Single)