## 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

4 Jason Court, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,180,000		&		\$1,280,000			
Median sale pr	rice							
Median price	\$1,302,500	Pro	operty Type	Hou	se		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.

Ade	dress of comparable property	Price	Date of sale
1	29 Oregon Dr DONVALE 3111	\$1,265,000	10/04/2021
2	33 Woodhouse Rd DONCASTER EAST 3109	\$1,250,000	12/03/2021
3	354 Serpells Rd DONCASTER EAST 3109	\$1,230,000	15/12/2020

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:

11/06/2021 12:47









Rooms: 5 Property Type: House (Res) Land Size: 862 sqm approx Agent Comments

**Indicative Selling Price** \$1,180,000 - \$1,280,000 **Median House Price** March quarter 2021: \$1,302,500

# **Comparable Properties**



29 Oregon Dr DONVALE 3111 (REI/VG) **Ò** 1



Price: \$1,265,000 Method: Auction Sale Date: 10/04/2021 Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments



33 Woodhouse Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 12/03/2021 Property Type: House (Res) Land Size: 650 sqm approx



354 Serpells Rd DONCASTER EAST 3109 (VG) Agent Comments



Price: \$1,230,000 Method: Sale Date: 15/12/2020 Property Type: House (Res) Land Size: 826 sqm approx

Account - Barry Plant | P: 03 9842 8888





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.