

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 consumer.vic.gov.au/underquoting

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,302,500

Property Type

House

Suburb

Donvale

Period - From

01/01/2021

to

31/03/2021

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 | 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



 3  1  2

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)

Agent Comments

 3  2  1

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



33 Woodhouse Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

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

 3  -  -

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