

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

2A William Street, Donvale Vic 3111

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$1,278,000 Property Type House Suburb Donvale

Period - From 01/01/2020 to 31/12/2020 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	26 Mckeeon Rd MITCHAM 3132	\$782,500	17/10/2020
2	6a Cherry Tree Ct DONCASTER EAST 3109	\$703,000	28/11/2020
3	1/4 Quarry Rd MITCHAM 3132	\$700,000	16/11/2020

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:

19/01/2021 18:11



2 1 1

Property Type: House (Res)

Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median House Price

Year ending December 2020: \$1,278,000

Comparable Properties



26 Mckean Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 2

Price: \$782,500

Method: Private Sale

Date: 17/10/2020

Property Type: House (Res)

Land Size: 206 sqm approx



6a Cherry Tree Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

2 2 3

Price: \$703,000

Method: Sold Before Auction

Date: 28/11/2020

Property Type: Unit

Land Size: 341 sqm approx



1/4 Quarry Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 16/11/2020

Property Type: Unit

Land Size: 264 sqm approx