

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

2/27 Lynne Street, Donvale Vic 3111

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$734,989

House

Unit

X

Suburb Donvale

Period - From 01/01/2017

to

31/12/2017

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	2/39 Koonung Rd BLACKBURN NORTH 3130	\$870,000	15/10/2017
2	2/6 White Ct NUNAWADING 3131	\$870,000	20/09/2017
3	3/110-112 Beverley St DONCASTER EAST 3109	\$855,000	10/01/2018

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.



Rooms:
Property Type: unit
Land Size: 406.60 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Unit Price
 Year ending December 2017: \$734,989

Comparable Properties



2/39 Koonung Rd BLACKBURN NORTH 3130 (REI/VG) **Agent Comments**



Price: \$870,000
Method: Private Sale
Date: 15/10/2017
Rooms: -
Property Type: Townhouse (Single)



2/6 White Ct NUNAWADING 3131 (REI/VG) **Agent Comments**



Price: \$870,000
Method: Sold Before Auction
Date: 20/09/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 262 sqm approx



3/110-112 Beverley St DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$855,000
Method: Private Sale
Date: 10/01/2018
Rooms: 4
Property Type: Apartment