

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

12 Monterey Crescent, Donvale Vic 3111

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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	46 Kett St NUNAWADING 3131	\$1,050,000	20/05/2021
2	55 Hunt St DONVALE 3111	\$1,090,000	10/04/2021
3	172 Junction Rd NUNAWADING 3131	\$1,088,000	30/01/2021

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:

08/07/2021 17:12

12 Monterey Crescent, Donvale Vic 3111



PhilipWebb

Michael Webb

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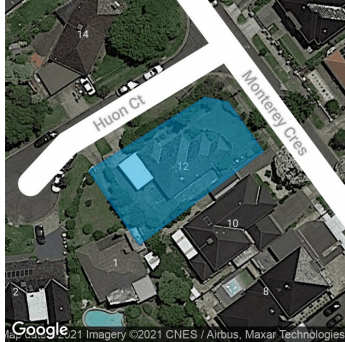
michaelwebb@philipwebb.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2021: \$1,302,500



Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



46 Kett St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: House (Res)

Land Size: 640 sqm approx



55 Hunt St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 650 sqm approx

172 Junction Rd NUNAWADING 3131 (REI/VG) Agent Comments



Price: \$1,088,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Philip Webb



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.