Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Ananda Court, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale pi	rice							
Median price	\$1,342,500	Pro	operty Type	Hou	ise		Suburb	Donvale
Period - From	25/05/2020	to	24/05/2021		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	16 Argyle St DONVALE 3111	\$1,250,000	10/04/2021
2	143 Junction Rd NUNAWADING 3131	\$1,154,000	27/03/2021
3	25 Roy St DONVALE 3111	\$1,208,000	20/03/2021

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:

25/05/2021 22:14



5 Ananda Court, Donvale Vic 3111







Property Type: House (Previously Occupied - Detached) Land Size: 751 sqm approx Agent Comments

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

9842 1477 0458 766 958 hfares@philipwebb.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price 25/05/2020 - 24/05/2021: \$1,342,500

Comparable Properties

16 Argyle St DONVALE 3111 (REI)



Price: \$1,250,000 Method: Auction Sale Date: 10/04/2021 Property Type: House (Res) Land Size: 692 sqm approx Agent Comments



Price: \$1,154,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res)

Land Size: 627 sqm approx

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25 Roy St DONVALE 3111 (REI/VG)



Price: \$1,208,000 Method: Auction Sale Date: 20/03/2021 Property Type: House (Res) Land Size: 654 sqm approx Agent Comments

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.