

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

5 Ananda Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,342,500

Property Type House

Suburb Donvale

Period - From 25/05/2020

to

24/05/2021

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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 751 sqm approx

Agent Comments

Comparable Properties

16 Argyle St DONVALE 3111 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 692 sqm approx



143 Junction Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,154,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 627 sqm approx



25 Roy St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,208,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 654 sqm approx