

# 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

104/2-4 Old Warrandyte Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$666,600

### Median sale price

Median price

\$812,500

Property Type

Unit

Suburb

Donvale

Period - From

16/11/2021

to

15/11/2022

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	105/166 Blackburn Rd DONCASTER EAST 3109	\$570,000	04/11/2022
2	11/164 Blackburn Rd DONCASTER EAST 3109	\$617,500	13/10/2022
3	104/1058 Doncaster Rd DONCASTER EAST 3109	\$735,000	13/08/2022

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:

16/11/2022 15:13

 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$666,600

**Median Unit Price**

16/11/2021 - 15/11/2022: \$812,500

## Comparable Properties



**105/166 Blackburn Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 2  2  1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 04/11/2022

**Property Type:** Apartment



**11/164 Blackburn Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 2  2  1

**Price:** \$617,500

**Method:** Private Sale

**Date:** 13/10/2022

**Property Type:** Apartment

**104/1058 Doncaster Rd DONCASTER EAST 3109 (VG)**

Agent Comments

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**Price:** \$735,000

**Method:** Sale

**Date:** 13/08/2022

**Property Type:** Flat/Unit/Apartment (Res)