

# 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

3/10 Cherry Grove, 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

\$699,999

### Median sale price

Median price

\$778,000

Property Type

Unit

Suburb

Donvale

Period - From

01/10/2020

to

31/12/2020

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	2A Closter Av NUNAWADING 3131	\$720,000	19/12/2020
2	4/359 Springfield Rd NUNAWADING 3131	\$715,000	13/12/2020
3	1/359 Springfield Rd NUNAWADING 3131	\$665,000	09/10/2020

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:

04/02/2021 14:49

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$699,999

**Median Unit Price**

December quarter 2020: \$778,000

## Comparable Properties

**2A Closter Av NUNAWADING 3131 (REI)**

Agent Comments

**Price:** \$720,000**Method:** Auction Sale**Date:** 19/12/2020**Property Type:** Unit**4/359 Springfield Rd NUNAWADING 3131 (REI/VG)**

Agent Comments

**Price:** \$715,000**Method:** Private Sale**Date:** 13/12/2020**Property Type:** Unit**Land Size:** 232 sqm approx**1/359 Springfield Rd NUNAWADING 3131 (REI/VG)**

Agent Comments

**Price:** \$665,000**Method:** Private Sale**Date:** 09/10/2020**Rooms:** 6**Property Type:** Unit**Land Size:** 160 sqm approx