# 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 3/10 Cherry Grove, Donvale Vic 3111

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	ı/underquot	ing		
Single price	\$699,999						
Median sale pr	ice						
Median price	\$778,000	Pro	operty Type Uni	t		Suburb	Donvale
Period - From	01/10/2020	to	31/12/2020	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.

Add	dress 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

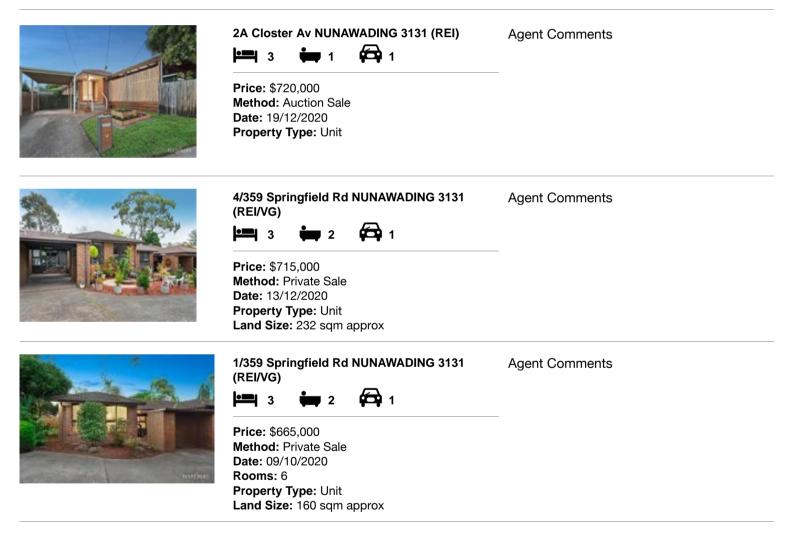






Property Type: Unit Agent Comments Indicative Selling Price \$699,999 Median Unit Price December quarter 2020: \$778,000

# **Comparable Properties**



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