

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

29A Sonia Street, Donvale Vic 3111

Indicative selling price

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

Range between \$955,000

&

\$1,050,000

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	2/1 Blackwood Ct NUNAWADING 3131	\$991,000	06/12/2020
2	2/41 Russell Cr DONCASTER EAST 3109	\$965,000	15/10/2020
3			

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:

03/02/2021 10:36



 3  2  2

Property Type: Townhouse

Land Size: 419 sqm approx

Agent Comments

Comparable Properties



2/1 Blackwood Ct NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$991,000

Method: Auction Sale

Date: 06/12/2020

Property Type: Townhouse (Res)

2/41 Russell Cr DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  1

Price: \$965,000

Method: Private Sale

Date: 15/10/2020

Property Type: Townhouse (Res)

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.