## 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

7a Vistaway Court, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,550,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,600,000	Pro	operty Type	Hou	ISE		Suburb	Donvale	
Period - From	01/07/2022	to	30/09/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	18 Jasper PI DONVALE 3111	\$1,660,000	23/08/2022
2	2 Taparoo Rd TEMPLESTOWE 3106	\$1,647,000	17/09/2022
3	96a Bellevue Av DONCASTER EAST 3109	\$1,545,000	10/09/2022

OR

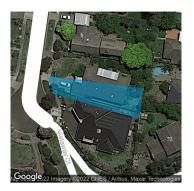
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/10/2022 16:33



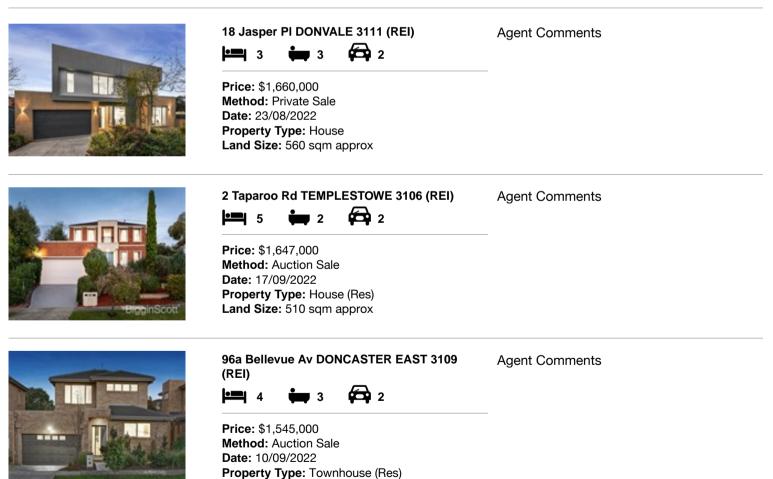






Property Type: Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price September quarter 2022: \$1,600,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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Land Size: 382 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.