

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 consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 01/07/2022

to 30/09/2022

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	18 Jasper Pl 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



18 Jasper PI DONVALE 3111 (REI)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 23/08/2022
Property Type: House
Land Size: 560 sqm approx



2 Taparoo Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,647,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 510 sqm approx



96a Bellevue Av DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,545,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Townhouse (Res)
Land Size: 382 sqm approx

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