

# 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

15 Anglemere Crescent, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,300,000

&

\$2,400,000

### Median sale price

Median price

\$1,400,000

Property Type

House

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	38 Larne Av DONVALE 3111	\$2,400,000	19/12/2020
2	25-27 Garden Rd DONVALE 3111	\$2,345,000	03/11/2020
3	20-26 McGowans Rd DONVALE 3111	\$2,305,000	27/02/2021

**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:

05/03/2021 11:11

15 Anglemere Crescent, Donvale Vic 3111

**Jellis  
Craig**

Daniel Bullen

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**Indicative Selling Price**

\$2,300,000 - \$2,400,000

**Median House Price**

December quarter 2020: \$1,400,000



 4  3  4

**Property Type:** House

**Land Size:** 4033 sqm approx

Agent Comments

## Comparable Properties



**38 Larne Av DONVALE 3111 (REI)**

Agent Comments

 5  3  3

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 4353 sqm approx



**25-27 Garden Rd DONVALE 3111 (REI)**

Agent Comments

 4  3  4

**Price:** \$2,345,000

**Method:** Private Sale

**Date:** 03/11/2020

**Property Type:** House (Res)

**Land Size:** 4139 sqm approx



**20-26 McGowans Rd DONVALE 3111 (REI)**

Agent Comments

 6  3  2

**Price:** \$2,305,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 2051 sqm approx

**Account** - Jellis Craig | P: (03) 9908 5700