## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,300,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$1,400,000	Pro	operty Type	Hous	se		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	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





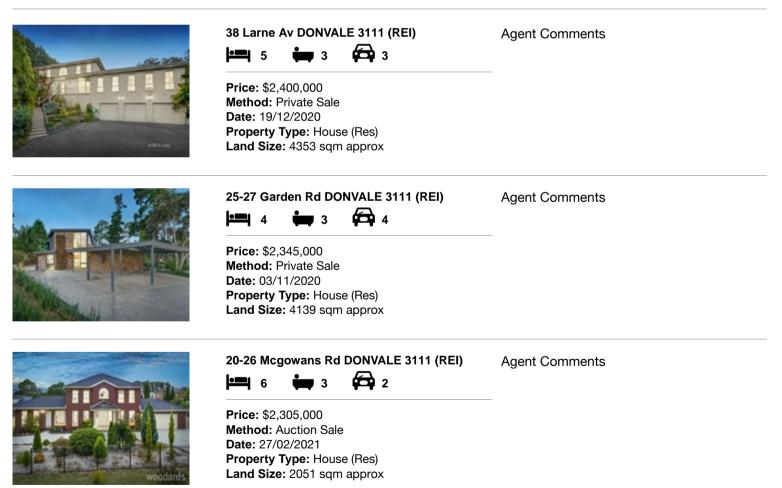
Daniel Bullen



Property Type: House Land Size: 4033 sqm approx Agent Comments 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$2,300,000 - \$2,400,000 Median House Price December quarter 2020: \$1,400,000

# **Comparable Properties**



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





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.