

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

2 Shirvington Place, Donvale Vic 3111

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,282,500

House

X

Unit

Suburb Donvale

Period - From 01/01/2018

to

31/03/2018

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	33 Woodhall Wynd DONVALE 3111	\$1,450,000	26/04/2018
2	47 Old Warrandyte Rd DONVALE 3111	\$1,358,000	03/03/2018
3	16 William St DONVALE 3111	\$1,300,000	02/01/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 497 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2018: \$1,282,500

Comparable Properties



33 Woodhall Wynd DONVALE 3111 (REI)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 26/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx



47 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments



Price: \$1,358,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 788 sqm approx



16 William St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 02/01/2018

Rooms: 7

Property Type: House

Land Size: 328 sqm approx