

Spiros Vamvalis 0420 747 919 spiros@collings.com.au

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	2 Shirvington Place, Donvale Vic 3111
Including suburb and	, , , , , , , , , , , , , , , , , , ,
postcode	

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	Hou	ıse 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.

Ad	dress 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.

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COLLINGS

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Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price

March quarter 2018: \$1,282,500





Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 497 sqm approx

Agent Comments

Comparable Properties



33 Woodhall Wynd DONVALE 3111 (REI)

-



2



Price: \$1,450,000 **Method:** Private Sale **Date:** 26/04/2018

Rooms: -

Property Type: House (Res) **Land Size:** 700 sqm approx

Agent Comments

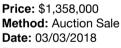












Rooms: -

Property Type: House (Res) Land Size: 788 sqm approx **Agent Comments**



16 William St DONVALE 3111 (REI/VG)





2

Price: \$1,300,000 Method: Private Sale Date: 02/01/2018

Rooms: 7

Property Type: House **Land Size:** 328 sqm approx

Agent Comments

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