

## 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

4 Manor Court Donvale VIC 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,580,000

&

\$1,680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,342,500

Property type

House

Suburb

Donvale

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### 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 6 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 Maroney Court Doncaster East VIC 3109	\$1,688,000	04-Oct-21
7 Butterfly Gardens Doncaster East VIC 3109	\$1,670,000	06-Nov-21
59 Old Warrandyte Road Donvale VIC 3111	\$1,626,000	25-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 17 November 2021



**1 Maroney Court Doncaster East VIC 3109** Sold Price <sup>RS</sup> **\$1,688,000** <sup>UN</sup> Sold Date **04-Oct-21**

4 2 2

Distance **0.35km**



**7 Butterfly Gardens Doncaster East VIC 3109** Sold Price <sup>RS</sup> **\$1,670,000** Sold Date **06-Nov-21**

5 3 2

Distance **0.44km**



**59 Old Warrandyte Road Donvale VIC 3111** Sold Price <sup>RS</sup> **\$1,626,000** Sold Date **25-Sep-21**

4 2 2

Distance **0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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