

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

103 Glenvale Road, Donvale Vic 3111

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,325,000 Property Type House Suburb Donvale

Period - From 01/10/2019 to 30/09/2020 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	28 Lockhart Rd RINGWOOD NORTH 3134	\$747,000	05/08/2020
2	1 Gabriella Ct RINGWOOD NORTH 3134	\$736,000	01/05/2020
3	39 Loughnan Rd RINGWOOD 3134	\$725,000	10/07/2020

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:

15/10/2020 17:47

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending September 2020: \$1,325,000



Property Type: House (Previously Occupied - Detached)

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



28 Lockhart Rd RINGWOOD NORTH 3134 (VG) **Agent Comments**



Price: \$747,000

Method: Sale

Date: 05/08/2020

Property Type: House (Res)

Land Size: 697 sqm approx



1 Gabriella Ct RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**



Price: \$736,000

Method: Private Sale

Date: 01/05/2020

Property Type: House

Land Size: 589 sqm approx



39 Loughnan Rd RINGWOOD 3134 (REI/VG) **Agent Comments**



Price: \$725,000

Method: Private Sale

Date: 10/07/2020

Rooms: 4

Property Type: House

Land Size: 505 sqm approx