## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	103 Glenvale Road, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

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

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 comparableproperties 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

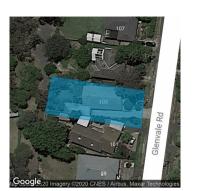




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Indicative Selling Price \$700,000 - \$770,000 Median House Price

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



# Property Type: House (Previ

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)

Price: \$736,000 Method: Private Sale Date: 01/05/2020 Property Type: House Land Size: 589 sqm approx **Agent Comments** 



39 Loughnan Rd RINGWOOD 3134 (REI/VG)

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Price: \$725,000 Method: Private Sale Date: 10/07/2020 Rooms: 4

Property Type: House Land Size: 505 sqm approx **Agent Comments** 

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