

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 Wembley Gardens, Donvale Vic 3111

Indicative selling price

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

Range between \$1,850,000

&

\$1,980,000

Median sale price

Median price \$1,590,500

Property Type House

Suburb Donvale

Period - From 01/10/2021

to 31/12/2021

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	4 Lloyd Ct TEMPLESTOWE 3106	\$1,930,000	28/10/2021
2	4 Manor Ct DONVALE 3111	\$1,910,000	11/12/2021
3			

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:

25/01/2022 10:08



 3  3  2

Property Type: House (Res)

Land Size: 877 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,980,000

Median House Price

December quarter 2021: \$1,590,500

Comparable Properties



4 Lloyd Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,930,000

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)

Land Size: 807 sqm approx



4 Manor Ct DONVALE 3111 (REI)

Agent Comments

 5  3  2

Price: \$1,910,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 830 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888