

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 5 Wattamolla Ridge, Donvale Vic 3111

Indicative selling price

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

Single price \$1,570,000

Median sale price

Median price \$1,334,000 House X Unit Suburb Donvale
Period - From 01/07/2018 to 30/09/2018 Source REIV

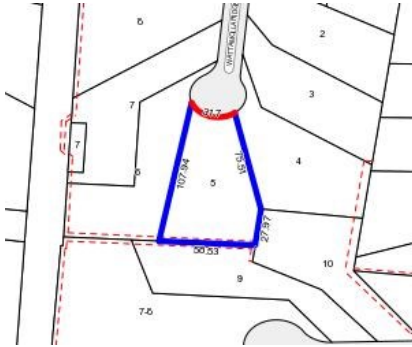
Comparable property sales (*Delete A or B below as applicable)

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.

	Address of comparable property	Price	Date of sale
1	5 Clery Av DONVALE 3111	\$1,570,000	10/11/2018
2	3 Wattamolla Ridg DONVALE 3111	\$1,610,000	30/07/2018
3	1 Smedley Rd PARK ORCHARDS 3114	\$1,510,000	11/07/2018

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.



 5  3  2

Rooms:

Property Type: House (Res)

Land Size: 4647 sqm approx

Agent Comments

Indicative Selling Price

\$1,570,000

Median House Price

September quarter 2018: \$1,334,000

Comparable Properties

5 Clery Av DONVALE 3111 (REI)

Agent Comments

 5  2  2

Price: \$1,570,000

Method: Auction Sale

Date: 10/11/2018

Rooms: 10

Property Type: House (Res)

Land Size: 4416 sqm approx



3 Wattamolla Ridg DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,610,000

Method: Private Sale

Date: 30/07/2018

Rooms: -

Property Type: House

Land Size: 4051 sqm approx

1 Smedley Rd PARK ORCHARDS 3114 (VG)

Agent Comments

 5  -  -

Price: \$1,510,000

Method: Sale

Date: 11/07/2018

Rooms: -

Property Type: House

Land Size: 4047 sqm approx