

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

8 Jolen Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,435,000

House

X

Unit

Suburb Donvale

Period - From 01/04/2018

to

30/06/2018

Source REIV

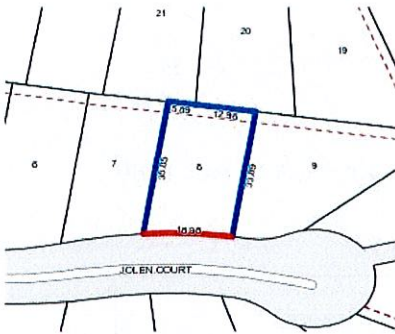
Comparable property sales (*Delete A or B below as applicable)

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 Long Valley Way DONCASTER EAST 3109	\$1,350,000	22/09/2018
2	6 Capella PI DONCASTER EAST 3109	\$1,310,666	23/06/2018
3	10 Catherine Av DONCASTER EAST 3109	\$1,300,000	16/06/2018

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.

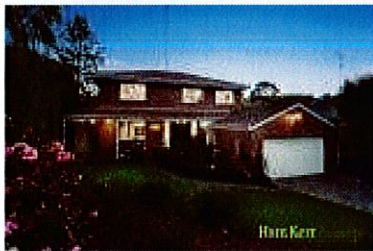


 4  2  2

Rooms:
Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2018: \$1,435,000

Comparable Properties



5 Long Valley Way DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 656 sqm approx

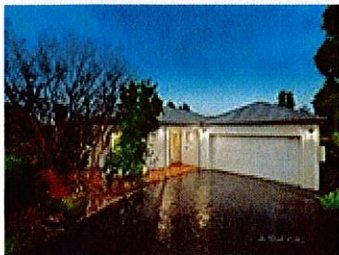


6 Capella PI DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,310,666
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 778 sqm approx



10 Catherine Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 9
Property Type: House (Res)
Land Size: 706 sqm approx