

# 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

26 Springwood Close, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,350,500

Property Type House

Suburb Donvale

Period - From 01/07/2019

to 30/09/2019

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	6 Cumberland Ct DONCASTER EAST 3109	\$1,226,000	01/06/2019
2	2 Schafer Dr DONCASTER EAST 3109	\$1,205,000	10/08/2019
3	20 Centaur Gr DONCASTER EAST 3109	\$1,200,000	24/09/2019

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:

08/11/2019 11:57



 4  2  2

**Property Type:** House  
**Land Size:** 883.452 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
September quarter 2019: \$1,350,500

## Comparable Properties



**6 Cumberland Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,226,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Property Type:** House (Res)  
**Land Size:** 900 sqm approx



**2 Schafer Dr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 10/08/2019  
**Property Type:** House (Res)  
**Land Size:** 801 sqm approx



**20 Centaur Gr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 24/09/2019  
**Property Type:** House  
**Land Size:** 657 sqm approx