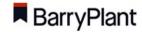
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Prope                                 | rty offere  | d for s   | sale                                    |      |                        |         |           |           |      |                  |         |        |         |
|---------------------------------------|---|-----------|---|------|------------------------|---------|-----------|-----------|------|------------------|---------|--------|---------|
| Address Including suburb and postcode |   |           | 4/1141 Doncaster Road, Donvale Vic 3111 |      |                        |         |           |           |      |                  |         |        |         |
| Indica                                | tive sellir   | ng pric   | e                                       |      |                        |         |           |           |      |                  |         |        |         |
| For the                               | meaning o   | of this p | orice see                               | cons | sumer.vic              | .gov.au | ı/underqı | oting     |      |                  |         |        |         |
| Range between \$570,                  |   |           | 000                                     |      | &                      |         | \$620,0   | \$620,000 |      |                  |         |        |         |
| Media                                 | n sale pri  | ice       |   |      |                        |         |           |           |      |                  |         |        |         |
| Med                                   | ian price   | \$778,00  | 00                                      | Pro  | operty Ty <sub>l</sub> | pe Uni  | t         |           | Sub  | ourb             | Donvale |        |         |
| Perio                                 | d - From 0  | 01/10/2   | 020                                     | to   | 31/12/20               | )20     |           | Source    | REI  | V                |         |        |         |
| Comp                                  | arable pr   | operty    | sales                                   | (*De | lete A oı              | B bel   | ow as a   | pplica    | ble) |                  |         |        |         |
| <b>A*</b>                             | 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        |   |           |   |      |                        |         |           |           |      | Pr               | rice    | Date o | of sale |
| 1                                     |   |           |   |      |                        |         |           |           |      |                  |         |        |         |
| 2                                     |   |           |   |      |                        |         |           |           |      |                  |         |        |         |
| 3                                     |   |           |   |      |                        |         |           |           |      |                  |         |        |         |
| OR                                    |   |           |   |      |                        |         |           |           |      |                  |         |        |         |
| В*                                    | * The estate agent or agent's representative reasonably believes that fewer than the properties were sold within two kilometres of the property for sale in the last six  |           |   |      |                        |         |           |           |      |                  |         |        | arable  |
|                                       | This Statement of Information was prepared on:  |           |   |      |                        |         |           |           |      | 28/01/2021 11:26 |         |        |         |









Indicative Selling Price \$570,000 - \$620,000 Median Unit Price December quarter 2020: \$778,000

## Comparable Properties

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



