

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 3/30-34 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

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

Single price \$790,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Donvale

Period - From 01/04/2020

to 31/03/2021

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	4/89-91 Blackburn Rd DONCASTER EAST 3109	\$805,000	24/02/2021
2	2/3 Roger St DONCASTER EAST 3109	\$765,000	08/01/2021
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:

26/06/2021 11:29



 3  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$790,000

Median Unit Price

Year ending March 2021: \$770,000

Comparable Properties



**4/89-91 Blackburn Rd DONCASTER EAST
3109 (REI)**

Agent Comments

 3  2  2

Price: \$805,000

Method: Sold Before Auction

Date: 24/02/2021

Property Type: Unit

**2/3 Roger St DONCASTER EAST 3109
(REI/VG)**

Agent Comments

 3  1  2

Price: \$765,000

Method: Private Sale

Date: 08/01/2021

Rooms: 4

Property Type: Unit

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.