

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 Bullock Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Donvale

Period - From 01/10/2020 to 30/09/2021 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	9 Astelot Dr DONVALE 3111	\$1,290,000	07/08/2021
2	12 Monterey Cr DONVALE 3111	\$1,278,000	29/09/2021
3	7 Cabena St DONVALE 3111	\$1,263,000	02/10/2021

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:

11/01/2022 14:49



Property Type: House
Land Size: 797 sqm approx
Agent Comments

Comparable Properties



9 Astelot Dr DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 07/08/2021
Property Type: House (Res)
Land Size: 654 sqm approx



12 Monterey Cr DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,278,000
Method: Private Sale
Date: 29/09/2021
Property Type: House (Res)
Land Size: 641 sqm approx

7 Cabena St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,263,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 652 sqm approx

Account - Philip Webb



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