

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

80 Tunstall Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$929,000 Property Type Townhouse Suburb Donvale

Period - From 04/03/2021 to 03/03/2022 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	3A Ireland Av DONCASTER EAST 3109	\$1,685,000	16/10/2021
2	8 Daws Rd DONCASTER EAST 3109	\$1,677,000	06/11/2021
3	8 Gedye St DONCASTER EAST 3109	\$1,562,000	06/11/2021

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:

04/03/2022 14:34

80 Tunstall Road, Donvale Vic 3111



 4  3  2

Property Type: Townhouse
Land Size: 305 approx sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median Townhouse Price
04/03/2021 - 03/03/2022: \$929,000

Comparable Properties



3A Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,685,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Townhouse (Res)
Land Size: 423 sqm approx



8 Daws Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,677,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Townhouse (Res)
Land Size: 437 sqm approx



8 Gedye St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,562,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Townhouse (Res)
Land Size: 368 sqm approx

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$929,000 Property Type Townhouse Suburb Donvale

Period - From 08/03/2021 to 07/03/2022 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		
2		
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: 08/03/2022 11:14

80a Tunstall Road, Donvale Vic 3111



Property Type: Townhouse

Land Size: 320 approx sqm
approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

08/03/2021 - 07/03/2022: \$929,000

Comparable Properties

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