Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 80 Tunstall Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$929,000	Pro	operty Type	Том	/nhouse		Suburb	Donvale
Period - From	04/03/2021	to	03/03/2022		So	ource	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.

Add	dress 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







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)



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



8 Daws Rd DONCASTER EAST 3109 (REI/VG) Agent Comments



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



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



propertydata

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Property offered for sale

Including suburb and postcode

Address 80a Tunstall Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$929,000	Pro	operty Type	Том	/nhouse		Suburb	Donvale
Period - From	08/03/2021	to	07/03/2022		So	ource	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 sixmonths 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		

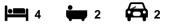
OR

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





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

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





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