## 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 4/4-6 William Street, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$830,000		&		\$890,000			
Median sale p	rice							
Median price	\$908,500	Pro	operty Type	Unit			Suburb	Donvale
Period - From	01/10/2023	to	31/12/2023		So	urce	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	2a Worrell St NUNAWADING 3131	\$900,000	04/12/2023
2	1/28 Lynne St DONVALE 3111	\$850,000	25/11/2023
3	1/11 Basingstoke Rd MITCHAM 3132	\$825,000	24/02/2024

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:

03/04/2024 14:54









**Property Type:** House Land Size: 257 sqm approx Agent Comments Indicative Selling Price \$830,000 - \$890,000 Median Unit Price December quarter 2023: \$908,500

# **Comparable Properties**



2a Worrell St NUNAWADING 3131 (REI/VG)



Price: \$900,000 Method: Private Sale Date: 04/12/2023 Property Type: Unit Land Size: 254 sqm approx

1/28 Lynne St DONVALE 3111 (REI/VG)

Agent Comments

Agent Comments



Price: \$850,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res)

NNoel Jones

1/11 Basingstoke Rd MITCHAM 3132 (REI)



Agent Comments

Price: \$825,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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