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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