

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 Michellan Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Donvale

Period - From 01/07/2019

to

30/06/2020

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 | 86 Polaris Dr DONCASTER EAST 3109 | \$1,230,000 | 14/08/2020 |
| 2 | 13 Dwyer Ct DONVALE 3111 | \$1,210,000 | 26/04/2020 |
| 3 | 48 Valepark Dr DONVALE 3111 | \$1,200,000 | 02/04/2020 |

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:

02/09/2020 15:09



Property Type: House

Land Size: 782.302 sqm approx

Agent Comments

Comparable Properties



86 Polaris Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 14/08/2020

Property Type: House

Land Size: 795 sqm approx



13 Dwyer Ct DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,210,000

Method: Private Sale

Date: 26/04/2020

Rooms: 6

Property Type: House (Res)

Land Size: 780 sqm approx



48 Valepark Dr DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 02/04/2020

Property Type: House

Land Size: 785 sqm approx