

# 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 6/36 Old Warrandyte Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price\*

Median price \$909,500 Property Type Unit Suburb Donvale

Period - From 17/04/2021 to 17/07/2021 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	2/70 Andersons Creek Rd DONCASTER EAST 3109	\$880,000	16/04/2021
2	5/1 Taparoo Rd TEMPLESTOWE 3106	\$829,000	06/04/2021
3	4/89-91 Blackburn Rd DONCASTER EAST 3109	\$805,000	24/02/2021

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: 17/07/2021 09:41

Brenton Linmeiers

03 9840 1111

0412 791 546

blinmeiers@parkesproperty.com.au

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price \***

17/04/2021 - 17/07/2021: \$909,500

\* Agent calculated median



**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/70 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 16/04/2021

**Property Type:** Unit



**5/1 Taparoo Rd TEMPLESTOWE 3106 (REI/VG)** Agent Comments



**Price:** \$829,000

**Method:** Private Sale

**Date:** 06/04/2021

**Property Type:** Unit

**Land Size:** 222 sqm approx



**4/89-91 Blackburn Rd DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$805,000

**Method:** Sold Before Auction

**Date:** 24/02/2021

**Property Type:** Unit