

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

36 Martha Street, Donvale Vic 3111

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,317,500

House

X

Unit

Suburb

Donvale

Period - From

01/10/2018

to

31/12/2018

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	24 Paula Cr DONCASTER EAST 3109	\$1,080,000	07/09/2018
2	74 Tunstall Rd DONVALE 3111	\$988,000	14/02/2019
3	25 Hamal St DONVALE 3111	\$940,000	24/10/2018

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.~~

36 Martha Street, Donvale Vic 3111



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
December quarter 2018: \$1,317,500

Comparable Properties



24 Paula Cr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,080,000
Method: Private Sale
Date: 07/09/2018
Rooms: 5
Property Type: House
Land Size: 725 sqm approx

74 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$988,000
Method: Private Sale
Date: 14/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 653 sqm approx

25 Hamal St DONVALE 3111 (VG)

Agent Comments

 3  -  -

Price: \$940,000
Method: Sale
Date: 24/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 657 sqm approx