

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

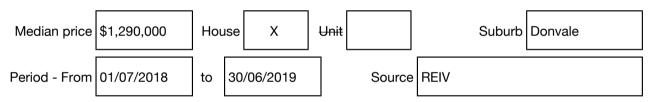
ss 2 Miramar Court, Donvale Vic 3111 nd de

Indicative selling price

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

 Range between
 \$1,150,000
 &
 \$1,200,000

Median sale price



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	16 Ellerton Ct DONVALE 3111	\$1,250,000	26/03/2019
2	1 Cosmos Ct DONCASTER EAST 3109	\$1,181,000	08/04/2019
3	10 Jefferson Gr DONCASTER EAST 3109	\$1,150,000	06/06/2019

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Craig Nowotsch 0425 877 441 craignowotsch@jelliscraig.com.au





Rooms: 8 Property Type: House Land Size: 814 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price Year ending June 2019: \$1,290,000

Comparable Properties

	16 Ellerton Ct DONVALE 3111 (REI/VG)	Agent Comments	
	Price: \$1,250,000 Method: Private Sale		
	Date: 26/03/2019 Rooms: -		
	Property Type: House (Res)		
	Land Size: 785 sqm approx		
	1 Cosmos Ct DONCASTER EAST 3109 (REI/VG)	Agent Comments	
ALTER A	1 5 1 3 2 2		
	Price: \$1,181,000		
	Method: Sold Before Auction		
A STREET OF THE	Date: 08/04/2019		
	Rooms: -		
	Property Type: House		
	Land Size: 775 sqm approx		
	10 Jefferson Gr DONCASTER EAST 3109 (REI/VG)	Agent Comments	
	i 🚝 4 🙀 2 🋱 2		
A DECEMBER OF	Price: \$1,150,000		
	Method: Private Sale		
	Date: 06/06/2019		
and a second second	Rooms: -		
	Property Type: House		
	Land Size: 878 sqm approx		

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