

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 2 Miramar Court, Donvale Vic 3111

Indicative selling price

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

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

Median sale price

Median price \$1,290,000 House X Unit Suburb Donvale

Period - From 01/07/2018 to 30/06/2019 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	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.



4 3 3

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

4 2 2

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

5 3 2

Price: \$1,181,000
Method: Sold Before Auction
Date: 08/04/2019
Rooms: -
Property Type: House
Land Size: 775 sqm approx



10 Jefferson Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 06/06/2019
Rooms: -
Property Type: House
Land Size: 878 sqm approx