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	4 Utrecht Court, Donvale Vic 3111

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,328,888 Property Type House Suburb Donvale

Period - From 19/05/2020 to 18/05/2021 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	5 Paddys La PARK ORCHARDS 3114	$1,808,000	12/04/2021
2	66-68 Corriedale Cr PARK ORCHARDS 3114	$1,750,000	09/04/2021
3	26-28 Curry Rd PARK ORCHARDS 3114	$1,720,000	25/11/2020

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: 19/05/2021 07:56

4 Utrecht Court, Donvale Vic 3111



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Property Type: House (Previously Occupied - Detached)
Land Size: 4272 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
19/05/2020 - 18/05/2021: $1,328,888

Comparable Properties



5 Paddys La PARK ORCHARDS 3114 (REI)

5 3 2

Price: $1,808,000
Method: Private Sale
Date: 12/04/2021
Property Type: House (Res)
Land Size: 4143 sqm approx

Agent Comments



66-68 Corriedale Cr PARK ORCHARDS 3114 (REI)

5 3 4

Price: $1,750,000
Method: Private Sale
Date: 09/04/2021
Property Type: House (Res)
Land Size: 5286 sqm approx

Agent Comments



26-28 Curry Rd PARK ORCHARDS 3114 (REI)

5 4 2

Price: $1,720,000
Method: Private Sale
Date: 25/11/2020
Property Type: House (Res)
Land Size: 4046 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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.