

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

7 Drummond Close, Donvale Vic 3111

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,557,500 Property Type House Suburb Donvale

Period - From 01/01/2023 to 31/12/2023 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	29 Rainbow Valley Rd PARK ORCHARDS 3114	\$2,390,000	20/10/2023
2	15 White Lodge Ct DONVALE 3111	\$2,315,000	25/11/2023
3			

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: 12/02/2024 14:51

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending December 2023: \$1,557,500



5 4 2

Property Type: House

Land Size: 4096sqm sqm approx

Agent Comments

Plans and views are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should check their own reliable survey, independent sources.

Comparable Properties



29 Rainbow Valley Rd PARK ORCHARDS 3114 **Agent Comments**
(REI/VG)

4 2 3

Price: \$2,390,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 4001 sqm approx



15 White Lodge Ct DONVALE 3111 (REI) **Agent Comments**

4 3 2

Price: \$2,315,000

Method: Expression of Interest

Date: 25/11/2023

Property Type: House (Res)

Land Size: 4383 sqm approx

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.