Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$2,300,000	&	\$2,500,000
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Median sale price

Median price \$1,557,500	Pr	operty Type Ho	ouse	S	Suburb	Donvale
Period - From 01/01/2023	to	31/12/2023	Soi	urce F	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale

McGrath

Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$2,300,000 - \$2,500,000 **Median House Price**

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



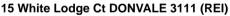
Property Type: House Land Size: 4096sqm sqm approx **Agent Comments**

Comparable Properties



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

Price: \$2,390,000 Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 4001 sqm approx



Price: \$2,315,000

Method: Expression of Interest

Date: 25/11/2023

Property Type: House (Res) Land Size: 4383 sqm approx

Agent Comments

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 - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



