

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 Murndal Drive Donvale, 3111
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Indicative selling price

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

Range between	\$3,100,000 & \$3,390,000
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Median sale price

Median price	\$2,018,000	Property Type	HOUSE	Suburb	DONVALE
Period - From	30-Apr-2023	to	31-Mar-2024	Source	realestate.com.au

Comparable property sales

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	1 Robdon Court, Donvale, Vic 3111	\$3,558,888	15-Aug-2023
2	153-155 McGowans Road, Donvale, Vic 3111	\$2,850,000	09-Mar-2024
3	1 White Lodge Court, Donvale, Vic 3111	\$3,000,000	05-Dec-2023

This statement of information was prepared on 24-May-2024 at 11:46:01 AM EST