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

1/3 Martha Street, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$770,000		&		\$830,000					
Median sale price										
Median price	\$960,000	Pro	operty Type	Unit			Suburb	Donvale		
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/19-21 Mitcham Rd DONVALE 3111	\$830,000	10/01/2023
2	26/30-34 Old Warrandyte Rd DONVALE 3111	\$810,000	15/04/2023
3	2/10 Roy St DONVALE 3111	\$770,000	15/02/2023

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:

08/05/2023 12:46









Property Type: Unit Land Size: 419 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$770,000 - \$830,000 Median Unit Price March quarter 2023: \$960,000

Comparable Properties

A second se	6/19-21 Mitcham Rd DONVALE 3111 (REI) 3 1 2 2 Price: \$830,000 Method: Private Sale Date: 10/01/2023 Property Type: Unit Land Size: 244 sqm approx	Agent Comments
	26/30-34 Old Warrandyte Rd DONVALE 3111 (REI) 3 1 1 1 Price: \$810,000 Method: Auction Sale Date: 15/04/2023 Property Type: Unit Land Size: 254 sqm approx	Agent Comments
	2/10 Roy St DONVALE 3111 (REI/VG) 3 1 2 Price: \$770,000 Method: Private Sale Date: 15/02/2023 Property Type: Unit Land Size: 270 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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