

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 between \$770,000

&

\$830,000

Median sale price

Median price \$960,000

Property Type Unit

Suburb Donvale

Period - From 01/01/2023

to

31/03/2023

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	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

Comparable Properties



6/19-21 Mitcham Rd DONVALE 3111 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 10/01/2023

Property Type: Unit

Land Size: 244 sqm approx



26/30-34 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit

Land Size: 254 sqm approx



2/10 Roy St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 15/02/2023

Property Type: Unit

Land Size: 270 sqm approx