

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

1/4 Craileen Street, Donvale Vic 3111

Indicative selling price

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

Range between \$880,000

&

\$930,000

Median sale price

Median price \$829,325

Property Type Unit

Suburb Donvale

Period - From 01/01/2022

to 31/03/2022

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	1/17 Hamal St DONVALE 3111	\$1,050,000	05/02/2022
2	2/30 Talford St DONCASTER EAST 3109	\$950,500	19/02/2022
3	1/18 Lynne St DONVALE 3111	\$901,855	25/01/2022

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:

12/05/2022 20:02



 3  2  1

Property Type: Unit
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median Unit Price
March quarter 2022: \$829,325

Comparable Properties



1/17 Hamal St DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 304 sqm approx



2/30 Talford St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,500
Method: Auction Sale
Date: 19/02/2022
Rooms: 5
Property Type: Unit
Land Size: 302 sqm approx



1/18 Lynne St DONVALE 3111 (REI/VG)

Agent Comments

 3  1  2

Price: \$901,855
Method: Sold Before Auction
Date: 25/01/2022
Property Type: House (Res)
Land Size: 339 sqm approx

Account - Barry Plant | P: 03 9842 8888