

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 White Lodge Court, Donvale Vic 3111

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Donvale

Period - From 01/07/2023

to

30/09/2023

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	12 Craig Rd DONVALE 3111	\$3,067,000	17/10/2023
2	14-16 Frogmore Cr PARK ORCHARDS 3114	\$2,725,000	24/04/2023
3	3 Yileen Ct DONVALE 3111	\$2,700,000	10/06/2023

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:

25/10/2023 13:58



 5  5  4

Property Type: House
Land Size: 4207 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
September quarter 2023: \$1,650,000

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.

Comparable Properties



12 Craig Rd DONVALE 3111 (REI)

Agent Comments

 4  2  4

Price: \$3,067,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 4067 sqm approx



14-16 Frogmore Cr PARK ORCHARDS 3114 (REI)

Agent Comments

 5  3  2

Price: \$2,725,000
Method: Private Sale
Date: 24/04/2023
Property Type: House
Land Size: 4077 sqm approx



3 Yileen Ct DONVALE 3111 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,700,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 4001 sqm approx