

# 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

4 Braham Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,488,500

Property Type House

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	11 Florence Av DONVALE 3111	\$1,300,000	20/05/2023
2	76 Darvall St DONVALE 3111	\$1,270,000	15/04/2023
3	9 Underwood Dr DONVALE 3111	\$1,251,000	27/05/2023

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:

29/06/2023 14:43



 4  2  2

**Property Type:** House

**Land Size:** 754 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2023: \$1,488,500

## Comparable Properties



**11 Florence Av DONVALE 3111 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**76 Darvall St DONVALE 3111 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 15/04/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**9 Underwood Dr DONVALE 3111 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,251,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 660 sqm approx