

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

10 One Tree Hill, Donvale Vic 3111

Indicative selling price

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

Range between \$3,000,000

&

\$3,150,000

Median sale price

Median price \$1,542,500

Property Type House

Suburb Donvale

Period - From 06/07/2022

to

05/07/2023

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	3 Yileen Ct DONVALE 3111	\$2,700,000	10/06/2023
2			
3			

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:

06/07/2023 14:57



 4  3  4

Rooms: 8

Property Type: House Land

Size: 4004 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,150,000

Median House Price

06/07/2022 - 05/07/2023: \$1,542,500

Comparable Properties



3 Yileen Ct DONVALE 3111 (REI)

 5  3  2

Price: \$2,700,000

Method: Auction Sale

Date: 10/06/2023

Property Type: House (Res)

Land Size: 4001 sqm approx

Agent Comments

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.