

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

42 Carbine Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 01/07/2024

to

30/09/2024

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 Taurus Rd DONCASTER EAST 3109	\$1,525,000	19/10/2024
2	31 Polaris Dr DONCASTER EAST 3109	\$1,678,000	15/10/2024
3	2 Meldrum Cl DONCASTER EAST 3109	\$1,560,000	06/07/2024

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:

28/10/2024 16:55



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Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
 \$1,580,000 - \$1,680,000
Median House Price
 September quarter 2024: \$1,600,000

Comparable Properties



1 Taurus Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$1,525,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 649 sqm approx



31 Polaris Dr DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$1,678,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 658 sqm approx



2 Meldrum Ct DONCASTER EAST 3109 (REI)

Agent Comments

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 2

Price: \$1,560,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 527 sqm approx

Account - Barry Plant | P: 03 9842 8888