Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

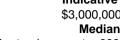
Property offered for sale												
Address Including suburb and postcode 251-253 Springvale Road, Donvale Vic 3111												
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$3,000,000				&		\$3,300,000						
Median sale price												
Median price \$1,600,000		Pr	Property Type Hou		se	s		urb	Donvale			
Period - From 01/07/2024		to	30/09/2024		Sc	ource 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									Pr	ice	Date of sale	
1												
2												
3												
OR												
В*	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:										22/10/2024 17:40		



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\$3,000,000 - \$3,300,000 **Median House Price** September guarter 2024: \$1,600,000

Indicative Selling Price







Agent Comments

Comparable Properties

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.

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