

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

117a Glenvale Road, Donvale Vic 3111

Indicative selling price

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

Single price \$925,000

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	1/40 William St RINGWOOD 3134	\$976,000	09/11/2024
2	11 Pembroke Ct RINGWOOD 3134	\$1,138,000	17/10/2024
3	2/46 Oliver St RINGWOOD 3134	\$930,000	10/08/2024

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:

09/12/2024 09:52



 3  2  2

Property Type: House
Land Size: 345 sqm approx
Agent Comments

Indicative Selling Price
\$925,000
Median House Price
September quarter 2024: \$1,600,000

Comparable Properties



1/40 William St RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$976,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 332 sqm approx



11 Pembroke Ct RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$1,138,000
Method: Sold Before Auction
Date: 17/10/2024
Property Type: House (Res)
Land Size: 401 sqm approx



2/46 Oliver St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888