

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

5 Craileen Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,656,000 Property Type House Suburb Donvale

Period - From 01/10/2023 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	7 Parkville PI DONVALE 3111	\$1,738,888	22/10/2024
2	4 Woodhall Wynd DONVALE 3111	\$1,755,000	19/10/2024
3	14 Ireland Av DONCASTER EAST 3109	\$1,800,000	12/08/2024

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:

27/11/2024 09:47

Ripple Wu

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending September 2024: \$1,656,000



5 3 2

Property Type: House

Agent Comments

Comparable Properties



7 Parkville PI DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,738,888

Method: Private Sale

Date: 22/10/2024

Property Type: House

Land Size: 790 sqm approx



4 Woodhall Wynd DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,755,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 521 sqm approx



14 Ireland Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 12/08/2024

Property Type: House (Res)

Land Size: 393 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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