

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

12 Cabena Street, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,185,000

Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

Donvale

Period - From

01/04/2022

to

30/06/2022

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	10 Sunray Ct DONVALE 3111	\$1,260,000	30/06/2022
2	143 Springfield Rd BLACKBURN NORTH 3130	\$1,230,000	06/08/2022
3	5 Monterey Cr DONVALE 3111	\$1,177,000	06/08/2022

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:

08/08/2022 10:33



 3
  1
  2

Property Type: House (Res)

Land Size: 692 sqm approx

Agent Comments

Indicative Selling Price

\$1,185,000

Median House Price

June quarter 2022: \$1,635,000

Comparable Properties



10 Sunray Ct DONVALE 3111 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,260,000

Method: Private Sale

Date: 30/06/2022

Property Type: House (Res)

Land Size: 650 sqm approx



143 Springfield Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3
  1
  2

Price: \$1,230,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 767 sqm approx



5 Monterey Cr DONVALE 3111 (REI)

Agent Comments

 3
  1
  3

Price: \$1,177,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 656 sqm approx