Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	15/1 Eastway Avenue, Donvale Vic 3111
Including suburb and	·
postcode	

Indicative selling price

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

Single price \$799,999

Median sale price

Median price \$950,00	00 Pro	operty Type	Unit		Suburb	Donvale
Period - From 01/04/2	2023 to	30/06/2023		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

7,01	aress of comparable property	1 1100	Date of Sale
1	3/24 Greendale Rd DONCASTER EAST 3109	\$984,000	06/05/2023
2	2/1 Spencer St NUNAWADING 3131	\$793,000	29/07/2023
3	2/1 Russell St NUNAWADING 3131	\$719,000	05/04/2023

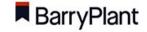
OR

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:	31/07/2023 14:34



Date of sale







Property Type: Townhouse (Res) Land Size: 197 sqm approx

Agent Comments

Indicative Selling Price \$799,999 **Median Unit Price** June quarter 2023: \$950,000

Comparable Properties



3/24 Greendale Rd DONCASTER EAST 3109

(REI/VG)

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Price: \$984,000 Method: Auction Sale Date: 06/05/2023

Property Type: Townhouse (Res) Land Size: 178 sqm approx

Agent Comments



2/1 Spencer St NUNAWADING 3131 (REI)

-2

Price: \$793.000 Method: Auction Sale Date: 29/07/2023

Property Type: Townhouse (Res)

Agent Comments



2/1 Russell St NUNAWADING 3131 (REI/VG)

Price: \$719,000 Method: Private Sale Date: 05/04/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



