

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

15/1 Eastway Avenue, Donvale Vic 3111

Indicative selling price

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

Single price

\$799,999

Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2023

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	Price	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



 2  2  1

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)

Agent Comments

 2  2  1

Price: \$984,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)

Land Size: 178 sqm approx



2/1 Spencer St NUNAWADING 3131 (REI)

Agent Comments

 2  2  1

Price: \$793,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)



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

Agent Comments

 2  2  2

Price: \$719,000

Method: Private Sale

Date: 05/04/2023

Property Type: Townhouse (Single)