Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	l for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,280,000 &	\$1,380,000
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Median sale price

Median price	\$1,488,500	Pro	perty Type	House		Suburb	Donvale
Period - From	01/01/2023	to	31/03/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	49 Valepark Dr DONVALE 3111	\$1,320,000	20/02/2023
2	18 The Elms DONVALE 3111	\$1,300,000	09/02/2023
3			

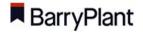
OR

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:	23/05/2023 15:45



Date of sale







Property Type: House Land Size: 501 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price March quarter 2023: \$1,488,500

Comparable Properties



49 Valepark Dr DONVALE 3111 (REI/VG)

3 = 2

Price: \$1,320,000 Method: Private Sale Date: 20/02/2023 Property Type: House Land Size: 571 sqm approx **Agent Comments**



18 The Elms DONVALE 3111 (REI/VG)

214 **-**

Price: \$1,300,000

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Agent Comments

Method: Private Sale Date: 09/02/2023 Property Type: House Land Size: 336 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



