

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

1/346-352 Springvale Road, Donvale Vic 3111

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$851,000 Property Type Unit Suburb Donvale

Period - From 01/01/2024 to 31/03/2024 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	3/16 Oxford St NUNAWADING 3131	\$950,000	08/06/2024
2	5/33 Leslie St DONVALE 3111	\$850,000	13/02/2024
3	4/42 Greendale Rd DONCASTER EAST 3109	\$740,000	10/02/2024

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: 10/07/2024 15:45



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Rooms: 5
Property Type: Townhouse
Land Size: 229 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Unit Price
March quarter 2024: \$851,000

Comparable Properties



3/16 Oxford St NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 08/06/2024
Property Type: Unit
Land Size: 375 sqm approx



5/33 Leslie St DONVALE 3111 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 13/02/2024
Property Type: Flat/Unit/Apartment (Res)



4/42 Greendale Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  1  1

Price: \$740,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 226 sqm approx

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