# 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

14 Conos Court, Donvale Vic 3111

## Indicative selling price

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

Range between | $2,300,000 | & | $2,500,000

## Median sale price

| Median price | $1,302,500 | Property Type | House | Suburb | Donvale |

| Period - From | 01/01/2021 | to | 31/03/2021 | 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.
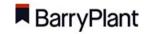
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 3 Whitefriars Way DONVALE 3111 | $2,450,000 | 03/05/2021 |
| 2 | 15 Anglemere Cr DONVALE 3111 | $2,430,000 | 17/03/2021 |
| 3 | 38 Larne Av DONVALE 3111 | $2,400,000 | 19/12/2020 |

**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: | 16/06/2021 11:12

CONSUMER AFFAIRS VICTORIA

# 14 Conos Court, Donvale Vic 3111



**BarryPlant**

🛏 5    🛁 5    🚗 4

**Property Type:** House
**Land Size:** 4059 sqm approx

Agent Comments

**Indicative Selling Price**
$2,300,000 - $2,500,000
**Median House Price**
March quarter 2021: $1,302,500

# Comparable Properties



**3 Whitefriars Way DONVALE 3111 (REI)**

🛏 4    🛁 2    🚗 2

**Price:** $2,450,000
**Method:** Private Sale
**Date:** 03/05/2021
**Property Type:** House (Res)
**Land Size:** 4991 sqm approx

Agent Comments



**15 Anglemere Cr DONVALE 3111 (REI)**

🛏 5    🛁 3    🚗 4

**Price:** $2,430,000
**Method:** Private Sale
**Date:** 17/03/2021
**Property Type:** House
**Land Size:** 4033 sqm approx

Agent Comments



**38 Larne Av DONVALE 3111 (REI/VG)**

🛏 5    🛁 3    🚗 3

**Price:** $2,400,000
**Method:** Private Sale
**Date:** 19/12/2020
**Property Type:** House (Res)
**Land Size:** 4353 sqm approx

Agent Comments

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**Account** - Barry Plant   |   P: 03 9842 8888