

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

29-35 McGowans Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2022

to

31/12/2022

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	108-110 Old Warrandyte Rd DONVALE 3111	\$2,295,000	10/12/2022
2	9 Paddys La PARK ORCHARDS 3114	\$1,986,000	19/12/2022
3	10 Conos Ct DONVALE 3111	\$1,867,000	07/12/2022

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:

31/01/2023 12:07



 4  2  2

Property Type: House
Land Size: 4047 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
December quarter 2022: \$1,575,000

Comparable Properties

108-110 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

 5  3  5

Price: \$2,295,000
Method:
Date: 10/12/2022
Property Type: House

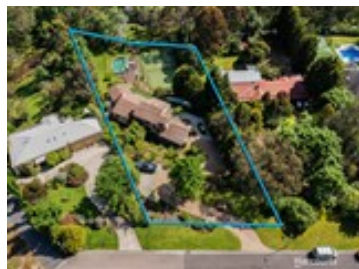


9 Paddys La PARK ORCHARDS 3114 (REI)

Agent Comments

 5  3  2

Price: \$1,986,000
Method: Private Sale
Date: 19/12/2022
Property Type: House
Land Size: 4113 sqm approx



10 Conos Ct DONVALE 3111 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,867,000
Method: Auction Sale
Date: 07/12/2022
Property Type: House (Res)
Land Size: 4125 sqm approx

Account - Barry Plant | P: 03 9842 8888