

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

2 Springwood Close, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,587,500

Property Type

House

Suburb

Donvale

Period - From

01/04/2022

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 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	5 Eva Ct DONVALE 3111	\$1,375,000	16/02/2023
2	24 Leslie St DONVALE 3111	\$1,350,000	23/05/2023
3	11 Jilpanger Rd DONVALE 3111	\$1,311,000	18/03/2023

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:

10/06/2023 13:49



 5  2  2

Property Type: House House

Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000

Median House Price

Year ending March 2023: \$1,587,500

Comparable Properties



5 Eva Ct DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,375,000

Method: Sold Before Auction

Date: 16/02/2023

Property Type: House (Res)

Land Size: 895 sqm approx



24 Leslie St DONVALE 3111 (REI)

Agent Comments

 4  2  3

Price: \$1,350,000

Method: Private Sale

Date: 23/05/2023

Property Type: House

Land Size: 785 sqm approx



11 Jilpanger Rd DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,311,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 805 sqm approx