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	e cons	sumer.vic.gov.a	u/underquot	ing					
Single price	e \$1,350,000									
Median sale price										
Median price	\$1,587,500	Pro	Property Type House			Suburb	Donvale			
Period - From	01/04/2022	to	31/03/2023	Soi	urce	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.

Ad	dress 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









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)

Price: \$1,375,000 Method: Sold Before Auction Date: 16/02/2023 Property Type: House (Res) Land Size: 895 sqm approx Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 23/05/2023

Property Type: House Land Size: 785 sqm approx

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24 Leslie St DONVALE 3111 (REI)

6 3



11 Jilpanger Rd DONVALE 3111 (REI)



Price: \$1,311,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 805 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707



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Agent Comments

Agent Comments