

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

12a Park Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,040,000

Property Type

Townhouse

Suburb

Donvale

Period - From

22/02/2022

to

21/02/2023

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	2 Rotherwood Av MITCHAM 3132	\$1,155,000	03/12/2022
2	11a Mcdowall St MITCHAM 3132	\$1,100,000	16/09/2022
3	8/32-34 Burnett St MITCHAM 3132	\$945,000	16/09/2022

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:

22/02/2023 16:13



 3  2  2

Property Type: Townhouse
(Single)
Land Size: 316 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
22/02/2022 - 21/02/2023: \$1,040,000

Comparable Properties



2 Rotherwood Av MITCHAM 3132 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,155,000
Method: Auction Sale
Date: 03/12/2022
Property Type: Townhouse (Res)
Land Size: 352 sqm approx



11a Mcdowall St MITCHAM 3132 (REI/VG)

[Agent Comments](#)

 3  3  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 16/09/2022
Property Type: House (Res)
Land Size: 296 sqm approx



8/32-34 Burnett St MITCHAM 3132 (REI)

[Agent Comments](#)

 3  2  2

Price: \$945,000
Method: Private Sale
Date: 16/09/2022
Property Type: Townhouse (Single)
Land Size: 241 sqm approx