

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

108-110 Old Warrandyte Road, Donvale Vic 3111

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 21/11/2021

to

20/11/2022

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	41 Rainbow Valley Rd PARK ORCHARDS 3114	\$2,360,000	10/08/2022
2	119 Flannery Ct WARRANDYTE 3113	\$1,950,000	20/07/2022
3	38 Edward St DONVALE 3111	\$1,760,000	15/09/2022

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:

21/11/2022 13:35



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Property Type: House (Previously Occupied - Detached)
Land Size: 3926 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
21/11/2021 - 20/11/2022: \$1,600,000

Comparable Properties



41 Rainbow Valley Rd PARK ORCHARDS 3114 **Agent Comments**
(REI/VG)

 5  2  7

Price: \$2,360,000
Method: Private Sale
Date: 10/08/2022
Property Type: House (Res)
Land Size: 4104 sqm approx



119 Flannery Ct WARRANDYTE 3113 (REI/VG) **Agent Comments**

 5  2  2

Price: \$1,950,000
Method: Private Sale
Date: 20/07/2022
Property Type: House (Res)
Land Size: 4007 sqm approx



38 Edward St DONVALE 3111 (REI)

Agent Comments

 5  2  2

Price: \$1,760,000
Method: Sold Before Auction
Date: 15/09/2022
Property Type: House (Res)
Land Size: 4359 sqm approx