

# 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 251-253 Springvale Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000 & \$3,150,000

### Median sale price

Median price \$1,625,000 Property Type House Suburb Donvale

Period - From 01/10/2024 to 31/12/2024 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	44 Larne Av DONVALE 3111	\$3,180,000	27/11/2024
2	104 Mcgowans Rd DONVALE 3111	\$2,950,000	14/08/2024
3			

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.

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**Indicative Selling Price**

\$2,900,000 - \$3,150,000

**Median House Price**

December quarter 2024: \$1,625,000



6 3 6

**Property Type:** House

**Land Size:** 7961 sqm approx

Agent Comments

## Comparable Properties



**44 Larne Av DONVALE 3111 (REI)**

Agent Comments

5 4 3

**Price:** \$3,180,000

**Method:** Private Sale

**Date:** 27/11/2024

**Property Type:** House (Res)

**Land Size:** 4966 sqm approx



**104 McGowans Rd DONVALE 3111 (REI/VG)**

Agent Comments

5 3 2

**Price:** \$2,950,000

**Method:** Private Sale

**Date:** 14/08/2024

**Property Type:** House (Res)

**Land Size:** 3330 sqm approx

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.