

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 5 Monterey Crescent, Donvale, VIC 3111

Indicative selling price

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

Price Range \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,572,500 Property Type House Suburb Donvale (3111)

Period - From 05/07/2021 to 04/07/2022 Source Real Estate

Comparable property sales

A These are two 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
15 ARGYLE STREET, DONVALE VIC 3111	\$1,180,000	31/03/2022
10 SUNRAY COURT, DONVALE VIC 3111	\$1,260,000	30/06/2022

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: 04/07/2022