

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

10 Conos Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,606,000

Property Type House

Suburb Donvale

Period - From 01/10/2021

to

30/09/2022

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	75 Heads Rd DONVALE 3111	\$1,950,000	04/10/2022
2	287-289 Springvale Rd DONVALE 3111	\$1,950,000	02/09/2022
3	3 Elizabeth Ct DONVALE 3111	\$1,930,000	06/11/2022

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:

09/11/2022 15:43



4 3 2

Rooms: 7

Property Type: House (Res)

Land Size: 4122 sqm approx

Agent Comments

Comparable Properties



75 Heads Rd DONVALE 3111 (REI)

Agent Comments

5 4 2

Price: \$1,950,000

Method: Private Sale

Date: 04/10/2022

Property Type: House

Land Size: 4180 sqm approx



287-289 Springvale Rd DONVALE 3111 (REI)

Agent Comments

4 3 3

Price: \$1,950,000

Method: Private Sale

Date: 02/09/2022

Property Type: House (Res)

Land Size: 4047 sqm approx



3 Elizabeth Ct DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,930,000

Method: Private Sale

Date: 06/11/2022

Property Type: House

Land Size: 4006 sqm approx