

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 13 Cameron Close, Donvale, VIC 3111

Indicative selling price

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

Price Range \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,587,500 Property Type House Suburb Donvale (3111)

Period - From 30/10/2022 to 30/10/2023 Source Realestate

Comparable property sales

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
23 MELISSA STREET, DONVALE VIC 3111	\$1,501,000	14/10/2023
14 UNDERWOOD DRIVE, DONVALE VIC 3111	\$1,438,800	24/08/2023
1 SONIA STREET, DONVALE VIC 3111	\$1,418,000	22/07/2023

This Statement of Information was prepared on: 30/10/2023