

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

1/66 Darvall Street, Donvale Vic 3111

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$1,200,000

Property Type

Townhouse

Suburb

Donvale

Period - From

23/12/2022

to

22/12/2023

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	2/104 Mitcham Rd DONVALE 3111	\$815,000	01/11/2023
2	2/1 Spencer St NUNAWADING 3131	\$793,000	29/07/2023
3	15/1 Eastway Av DONVALE 3111	\$790,000	23/08/2023

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:

23/12/2023 23:54



 2  1  1

Property Type: Townhouse
(Single)
Land Size: 140 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000
Median Townhouse Price
23/12/2022 - 22/12/2023: \$1,200,000

Comparable Properties



2/104 Mitcham Rd DONVALE 3111 (REI/VG)

[Agent Comments](#)

 2  1  2

Price: \$815,000
Method: Sold Before Auction
Date: 01/11/2023
Property Type: Unit
Land Size: 293 sqm approx



2/1 Spencer St NUNAWADING 3131 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$793,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Townhouse (Res)



15/1 Eastway Av DONVALE 3111 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$790,000
Method: Private Sale
Date: 23/08/2023
Property Type: Townhouse (Res)
Land Size: 197 sqm approx