Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34 Carbine Street, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,618,000									
Median sale price										
Median price	\$1,750,000	Pro	operty Type	Ηοι	ISE]	Suburb	Donvale		
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	26 Carbine St DONVALE 3111	\$1,682,521	21/07/2023
2	9 Schafter Dr DONCASTER EAST 3109	\$1,645,000	10/02/2024
3	65 Pine Hill Dr DONCASTER EAST 3109	\$1,530,000	05/02/2024

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:

24/02/2024 14:03



BARRYPLANT





Property Type: House Land Size: 791 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,618,000 Median House Price December quarter 2023: \$1,750,000

Comparable Properties



26 Carbine St DONVALE 3111 (REI)



Price: \$1,682,521 Method: Sold Before Auction Date: 21/07/2023 Property Type: House (Res) Land Size: 800 sqm approx Agent Comments



9 Schafter Dr DONCASTER EAST 3109 (REI)

Agent Comments



Property Type: House (Res)



65 Pine Hill Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,530,000 Method: Private Sale Date: 05/02/2024 Property Type: House Land Size: 827 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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