

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

34 Carbine Street, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,618,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2023

to

31/12/2023

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	26 Carbine St DONVALE 3111	\$1,682,521	21/07/2023
2	9 Schafer 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

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Indicative Selling Price

\$1,618,000

Median House Price

December quarter 2023: \$1,750,000



 5  3  2

Property Type: House

Land Size: 791 sqm approx

Agent Comments

Comparable Properties



26 Carbine St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,682,521

Method: Sold Before Auction

Date: 21/07/2023

Property Type: House (Res)

Land Size: 800 sqm approx



9 Schafer Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,645,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)



65 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,530,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 827 sqm approx

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