

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

5 Wallace Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,654,000

Property Type House

Suburb Donvale

Period - From 07/06/2023

to 06/06/2024

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	17 Pine Way DONCASTER EAST 3109	\$2,080,000	27/04/2024
2	39 Saxonwood Dr DONCASTER EAST 3109	\$1,950,000	13/05/2024
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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:

07/06/2024 11:11



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

07/06/2023 - 06/06/2024: \$1,654,000

Comparable Properties



17 Pine Way DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$2,080,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)

Land Size: 417 sqm approx



39 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,950,000

Method: Private Sale

Date: 13/05/2024

Property Type: House (Res)

Land Size: 319 sqm approx

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.