Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

eon Court, Donvale Vic 3111
eor

Indicative selling price

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

Median sale price

Median price	\$1,550,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/01/2024	to	31/03/2024		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

1	32 Paula Cr DONCASTER EAST 3109	\$1,525,000	08/03/2024
2	29 Cerberus St DONVALE 3111	\$1,422,000	11/05/2024
3	138 Tunstall Rd DONVALE 3111	\$1,357,000	14/03/2024

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:	30/05/2024 11:21



Date of sale



Indicative Selling Price



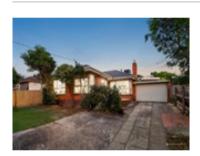


Property Type: House Land Size: 697 sqm approx **Agent Comments**

\$1,550,000 - \$1,650,000 **Median House Price**

March quarter 2024: \$1,550,000

Comparable Properties



32 Paula Cr DONCASTER EAST 3109 (REI/VG) Agent Comments

Price: \$1,525,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 725 sqm approx



29 Cerberus St DONVALE 3111 (REI)

Price: \$1,422,000 Method: Auction Sale Date: 11/05/2024

Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments



138 Tunstall Rd DONVALE 3111 (REI)

Price: \$1.357.000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: House (Res) Land Size: 781 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



