

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

6 Vacluse Court, Donvale, VIC 3111

Indicative selling price

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

Price Range

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Donvale (3106)

Period - From

26/07/2023

to

26/07/2024

Source

Realestate

Comparable property sales

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
4 BURGE COURT, DONCASTER EAST VIC 3109	\$1,250,000	20/07/2024
20 MITCHAM ROAD, DONVALE VIC 3111	\$1,215,000	29/02/2024
3/12 CHURCHILL STREET, DONCASTER EAST VIC 3109	\$1,210,000	27/01/2024

This Statement of Information was prepared on: 26/07/2024