

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

17 Cerberus Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,662,500 Property Type House Suburb Donvale

Period - From 01/04/2024 to 30/06/2024 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	13 Oxford St NUNAWADING 3131	\$1,065,000	23/08/2024
2	21 Cerberus St DONVALE 3111	\$1,386,000	27/07/2024
3	12 William St DONVALE 3111	\$1,110,000	22/07/2024

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:

26/08/2024 13:39



 3  2  2

Property Type: House
Land Size: 708 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2024: \$1,662,500

Comparable Properties



13 Oxford St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,065,000
Method: Sold Before Auction
Date: 23/08/2024
Property Type: House (Res)
Land Size: 704 sqm approx



21 Cerberus St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,386,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 675 sqm approx



12 William St DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$1,110,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 637 sqm approx

Account - Barry Plant | P: 03 9842 8888