

# 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

2 Cresthaven Court, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 01/07/2024

to 30/09/2024

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	3 Ben Ct DONVALE 3111	\$1,680,000	06/10/2024
2	40 Carbine St DONVALE 3111	\$1,830,000	17/08/2024
3	2 Barwon Ct DONVALE 3111	\$2,065,000	01/05/2024

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:

06/11/2024 15:51



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**Property Type:** House (Res)  
**Land Size:** 1003 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,900,000  
**Median House Price**  
 September quarter 2024: \$1,600,000

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.

## Comparable Properties



**3 Ben Ct DONVALE 3111 (REI)**

Agent Comments

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**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 06/10/2024  
**Property Type:** House  
**Land Size:** 961 sqm approx



**40 Carbine St DONVALE 3111 (REI/VG)**

Agent Comments

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**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** House (Res)  
**Land Size:** 801 sqm approx



**2 Barwon Ct DONVALE 3111 (REI/VG)**

Agent Comments

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**Price:** \$2,065,000  
**Method:** Expression of Interest  
**Date:** 01/05/2024  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx

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