Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,065,000

Property offered for sale

Address	2 Cresthaven Court, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000

Median sale price

Median price	\$1,600,000	Pro	perty 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

OR

3

2 Barwon Ct DONVALE 3111

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



01/05/2024











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

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 **Median House Price** September guarter 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)





Price: \$1,680,000 Method: Private Sale Date: 06/10/2024 Property Type: House

Land Size: 961 sqm approx

Agent Comments



40 Carbine St DONVALE 3111 (REI/VG)





Price: \$1,830,000 Method: Auction Sale Date: 17/08/2024

Property Type: House (Res) Land Size: 801 sqm approx

Agent Comments



2 Barwon Ct DONVALE 3111 (REI/VG)





Price: \$2.065.000

Method: Expression of Interest

Date: 01/05/2024

Property Type: House (Res) Land Size: 803 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888





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