

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

3 Adelyn Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,185,000

&

\$1,300,000

Median sale price

Median price \$1,488,500

Property Type House

Suburb Donvale

Period - From 01/01/2023

to 31/03/2023

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	22 Oregon Dr DONVALE 3111	\$1,320,000	03/12/2022
2	76 Darvall St DONVALE 3111	\$1,270,000	15/04/2023
3	6 Niagara Rd DONVALE 3111	\$1,208,888	23/02/2023

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:

20/04/2023 13:37



4
 2
 2

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$1,185,000 - \$1,300,000

Median House Price

March quarter 2023: \$1,488,500

Comparable Properties



22 Oregon Dr DONVALE 3111 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,320,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 654 sqm approx



76 Darvall St DONVALE 3111 (REI)

Agent Comments

4
 2
 2

Price: \$1,270,000

Method: Private Sale

Date: 15/04/2023

Property Type: House

Land Size: 652 sqm approx



6 Niagara Rd DONVALE 3111 (REI)

Agent Comments

4
 2
 2

Price: \$1,208,888

Method: Sold Before Auction

Date: 23/02/2023

Property Type: House (Res)

Land Size: 737 sqm approx