

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

5 Eva Court, 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

\$1,575,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2022

to

31/12/2022

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	17 Abelia St DONCASTER EAST 3109	\$1,250,000	13/12/2022
2	79 Bowen Rd DONCASTER EAST 3109	\$1,150,000	12/12/2022
3	49 Argyle St DONVALE 3111	\$1,055,000	17/12/2022

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:

09/02/2023 11:15



 3  2  2

Property Type: House
Land Size: 913 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2022: \$1,575,000

Comparable Properties



17 Abelia St DONCASTER EAST 3109 (REI)

Agent Comments

 4  1  2

Price: \$1,250,000
Method: Private Sale
Date: 13/12/2022
Property Type: House (Res)
Land Size: 655 sqm approx



79 Bowen Rd DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 12/12/2022
Property Type: House (Res)
Land Size: 726 sqm approx



49 Argyle St DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,055,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 675 sqm approx