

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

31 Valepark Drive Donvale VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Donvale

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

10 Cameron Close Donvale VIC 3111	\$1,768,888	06-Apr-21
1 Daniel Street Donvale VIC 3111	\$1,692,000	15-May-21
23 Snow Gum Road Doncaster East VIC 3109	\$1,722,500	01-May-21

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 6 months.~~

This Statement of Information was prepared on: 29 June 2021



10 Cameron Close Donvale VIC 3111 Sold Price \$1,768,888 Sold Date 06-Apr-21

4
 3
 2

Distance 0.25km



1 Daniel Street Donvale VIC 3111 Sold Price ^{RS}\$1,692,000 Sold Date 15-May-21

4
 2
 2

Distance 0.85km



23 Snow Gum Road Doncaster East VIC 3109 Sold Price ^{RS}\$1,722,500 Sold Date 01-May-21

5
 3
 2

Distance 0.96km

RS = Recent sale

UN = Undisclosed Sale

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