

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 Dwyer Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Donvale

Period - From 01/07/2023

to

30/09/2023

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	23 Melissa St DONVALE 3111	\$1,501,000	14/10/2023
2	5 Mccubbin Tce DONCASTER EAST 3109	\$1,480,000	21/10/2023
3	8 Golden Wattle Ridg DONVALE 3111	\$1,420,000	17/06/2023

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:

14/11/2023 11:12



3
 2
 2

Property Type: House
Land Size: 856 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,540,000
Median House Price
 September quarter 2023: \$1,650,000

Comparable Properties



23 Melissa St DONVALE 3111 (REI)

Agent Comments

3
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 2

Price: \$1,501,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 763 sqm approx



5 Mccubbin Tce DONCASTER EAST 3109 (REI)

Agent Comments

3
 2
 2

Price: \$1,480,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 615 sqm approx



8 Golden Wattle Ridg DONVALE 3111 (REI/VG) **Agent Comments**

4
 2
 2

Price: \$1,420,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 501 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799