

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

4B Florence Avenue, Donvale

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

\$1,588,000

Median sale priceMedian price

\$1,700,000

Property type

House

Suburb

Donvale

Period - From

1/4/2024

to

30/6/2024

Source

REIV

Comparable property sales

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. 12 Shirvington Place, Donvale	\$ 1,585,000	16/7/2024
2. 20 Cherry Grove, Donvale	\$ 1,650,000	29/4/2024
3. 8 Cherry Grove, Donvale	\$ 1,338,000	22/3/2024

This Statement of Information was prepared on:

26/08/2024

Comparable properties



\$ 1,585,000

12 Shirvington Place, Donvale, Victoria

DATE: 16/7/2024

PROPERTY TYPE: HOUSE

 4
  2
 2
 sqm



\$ 1,650,000

20 Chery Grove, Donvale, Victoria

DATE: 29/4/2024

PROPERTY TYPE: HOUSE

 4
  2
 2
 sqm



\$ 1,338,000

8 Cherry Grove, Donvale, Victoria

DATE: 22/3/2024

PROPERTY TYPE: HOUSE

 4
  2
 2
 sqm x

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21 days on market



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