

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

7-8 Tallawarra Rise, Donvale Vic 3111

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 01/07/2022

to

30/09/2022

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	13-15 Curry Rd PARK ORCHARDS 3114	\$1,400,000	08/11/2022
2	23 Lisbeth Av DONVALE 3111	\$1,390,000	26/11/2022
3	77 Lisbeth Av DONVALE 3111	\$1,345,000	09/07/2022

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:

09/01/2023 08:37



 5  4  2

Property Type: House
Land Size: 9353 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
September quarter 2022: \$1,600,000

Comparable Properties



13-15 Curry Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 4  3  4

Price: \$1,400,000
Method: Private Sale
Date: 08/11/2022
Property Type: House (Res)
Land Size: 4047 sqm approx



23 Lisbeth Av DONVALE 3111 (REI) **Agent Comments**

 4  2  2

Price: \$1,390,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 791 sqm approx



77 Lisbeth Av DONVALE 3111 (REI/VG) **Agent Comments**

 5  2  2

Price: \$1,345,000
Method: Auction Sale
Date: 09/07/2022
Rooms: 8
Property Type: House (Res)
Land Size: 853 sqm approx

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