## 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	cons	sumer.vic.gc	ov.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale pi	rice							
Median price	\$1,600,000	Pro	operty Type	Ηοι	ise		Suburb	Donvale
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Ade	dress 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





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



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



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

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

#### Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



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