

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

17 Martha Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Donvale

Period - From 01/10/2022

to 31/12/2022

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	96b bellevue Av DONCASTER EAST 3109	\$1,460,000	06/10/2022
2	35 Roy St DONVALE 3111	\$1,400,000	25/03/2023
3	1/27 Paula Cr DONCASTER EAST 3109	\$1,250,000	11/03/2023

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:

31/03/2023 11:28



 4  2  2

Property Type: House
Land Size: 431 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 December quarter 2022: \$1,575,000

Comparable Properties



96b Bellevue Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,460,000
Method: Private Sale
Date: 06/10/2022
Property Type: House (Res)
Land Size: 340 sqm approx



35 Roy St DONVALE 3111 (REI)

Agent Comments

 4  3  1

Price: \$1,400,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Townhouse (Res)
Land Size: 329 sqm approx



1/27 Paula Cr DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,250,000
Method: Auction Sale
Date: 11/03/2023
Property Type: Townhouse (Res)
Land Size: 299 sqm approx