Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	17 Martha Street, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,575,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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

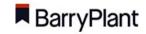
OR

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



Date of sale







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

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

Comparable Properties



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

Price: \$1,460,000 Method: Private Sale Date: 06/10/2022

Property Type: House (Res) Land Size: 340 sqm approx

Agent Comments





Price: \$1,400,000 Method: Auction Sale Date: 25/03/2023

Property Type: Townhouse (Res) Land Size: 329 sqm approx

Agent Comments

Agent Comments



1/27 Paula Cr DONCASTER EAST 3109 (REI)

Price: \$1,250,000 Method: Auction Sale Date: 11/03/2023

Property Type: Townhouse (Res) Land Size: 299 sqm approx

Account - Barry Plant | P: 03 9842 8888



