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

159-161 Park Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,600,000		&		\$1,760,000				
Median sale price									
Median price	\$1,555,500	Pro	Property Type Hous		se		Suburb	Donvale	
Period - From	10/05/2022	to	09/05/2023		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.

Add	dress of comparable property	Price	Date of sale
1	38 Heads Rd DONVALE 3111	\$1,851,000	08/04/2023
2	6 Timberglades PARK ORCHARDS 3114	\$1,815,000	18/02/2023
3	31-37 Pine Ridg DONVALE 3111	\$1,768,000	14/02/2023

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:

10/05/2023 09:47





Philippa Leitner





Property Type: House **Land Size:** 4045 sqm approx Agent Comments 9874 7677 0409 870 644 philippa@hoskins.com.au

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price 10/05/2022 - 09/05/2023: \$1,555,500

Comparable Properties

38 Heads Rd DONVALE 3111 (REI) 4 3 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Agent Comments
6 Timberglades PARK ORCHARDS 3114 (REI/VG) 4 3 5 Price: \$1,815,000 Method: Private Sale Date: 18/02/2023 Property Type: House (Res) Land Size: 4008 sqm approx	Agent Comments
31-37 Pine Ridg DONVALE 3111 (REI) 4 3 4 4 Price: \$1,768,000 Method: Private Sale Date: 14/02/2023 Property Type: House (Res) Land Size: 4048 sqm approx	Agent Comments

Account - Hoskins | P: 98747677, 9722 9755



propertydata

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