

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$1,555,500

Property Type House

Suburb Donvale

Period - From 10/05/2022

to

09/05/2023

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	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



 4  3  5

**Property Type:** House  
**Land Size:** 4045 sqm approx  
**Agent Comments**

**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)**

**Agent Comments**

 4  3  4

**Price:** \$1,851,000  
**Method:** Private Sale  
**Date:** 08/04/2023  
**Property Type:** House  
**Land Size:** 4533 sqm approx



**6 Timberglades PARK ORCHARDS 3114 (REI/VG)**

**Agent Comments**

 4  3  5

**Price:** \$1,815,000  
**Method:** Private Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 4008 sqm approx



**31-37 Pine Ridg DONVALE 3111 (REI)**

**Agent Comments**

 4  3  4

**Price:** \$1,768,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** House (Res)  
**Land Size:** 4048 sqm approx