

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

12 The Elms, Donvale Vic 3111

Indicative selling price

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

Range between \$1,805,000 & \$1,950,000

Median sale price

Median price \$1,488,500 Property Type House Suburb Donvale

Period - From 01/01/2023 to 31/03/2023 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	10 Houndswood CI DONCASTER EAST 3109	\$2,090,000	29/04/2023
2	5 Meldrum CI DONCASTER EAST 3109	\$1,880,000	29/11/2022
3	3 Parklands CI DONVALE 3111	\$1,720,000	08/05/2023

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:

12/05/2023 13:51



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,805,000 - \$1,880,000

Median House Price

March quarter 2023: \$1,488,500

Comparable Properties



10 Houndswood CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$2,090,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 721 sqm approx



5 Meldrum CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,880,000

Method: Auction Sale

Date: 29/11/2022

Property Type: House (Res)

Land Size: 631 sqm approx



3 Parklands CI DONVALE 3111 (REI)

Agent Comments

 5  2  3

Price: \$1,720,000

Method: Sold Before Auction

Date: 08/05/2023

Property Type: House