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	12 The Elms, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,805,000	&	\$1,950,000
3	* ,,		, , ,

Median sale price

Median price \$1	1,488,500	Pro	perty Type	House		Suburb	Donvale
Period - From 01	1/01/2023	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

Aut	areas or comparable property	1 1100	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

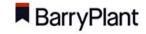
OR

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



Date of sale







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)

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Price: \$2,090,000 **Method:** Auction Sale **Date:** 29/04/2023

Property Type: House (Res) **Land Size:** 721 sqm approx

Agent Comments



5 Meldrum CI DONCASTER EAST 3109

(REI/VG)

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Agent Comments

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)

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Agent Comments

Price: \$1,720,000

Method: Sold Before Auction

Date: 08/05/2023 Property Type: House

Account - Barry Plant | P: 03 9842 8888



