# 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

15 Sturdee Road, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	n \$1,250,000		&		\$1,350,0	00		
Median sale pr	rice							
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Donvale
Period - From	01/07/2023	to	30/09/2023		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.

Address of comparable property		Price	Date of sale
1	16 Haddon Ct MITCHAM 3132	\$1,430,000	03/05/2023
2	45 Chippewa Av DONVALE 3111	\$1,290,000	24/05/2023
3	63 Chippewa Av DONVALE 3111	\$1,095,000	20/05/2023

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:

06/11/2023 12:25



# BARRYPLANT





Property Type: House Land Size: 1115 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2023: \$1,650,000

# **Comparable Properties**

	16 Haddon Ct MITCHAM 3132 (REI) 19 4 🙀 2 🛱 2	Agent Comments
THE	Price: \$1,430,000 Method: Private Sale Date: 03/05/2023 Rooms: 6 Property Type: House Land Size: 1470 sqm approx	
	45 Chippewa Av DONVALE 3111 (REI) 4 2 3 Price: \$1,290,000 Method: Private Sale Date: 24/05/2023 Property Type: House Land Size: 1060 sqm approx	Agent Comments
	63 Chippewa Av DONVALE 3111 (REI) 4 2 2 2 Price: \$1,095,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 1074 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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