

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

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Donvale

Period - From 01/07/2023

to 30/09/2023

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	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

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



 4  2  2

**Property Type:** House

**Land Size:** 1115 sqm approx

**Agent Comments**

## Comparable Properties



**16 Haddon Ct MITCHAM 3132 (REI)**

**Agent Comments**

 4  2  2

**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)**

**Agent Comments**

 4  2  3

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 24/05/2023

**Property Type:** House

**Land Size:** 1060 sqm approx



**63 Chippewa Av DONVALE 3111 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 1074 sqm approx