

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Sonia Street Donvale, 3111
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Indicative selling price

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

Range between	\$1,150,000 & \$1,250,000
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Median sale price

Median price	\$1,565,500	Property Type	NOT PROVIDED	Suburb	DONVALE
Period - From	12-Jul-2021	to	11-Jul-2022	Source	realestate.com.au

Comparable property sales

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 Sunray Court, Donvale, Vic 3111	\$1,260,000	30-Jun-2022
2	11 Oregon Drive, Donvale, Vic 3111	\$1,365,000	25-May-2022
3	5 Monterey Crescent, Donvale, Vic 3111	\$1,177,000	06-Aug-2022

This statement of information was prepared on 15-Aug-2022 at 8:28:32 PM EST