

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

10 Park Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,656,000

Property Type House

Suburb Donvale

Period - From 01/07/2023

to

30/06/2024

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	13 Agra St MITCHAM 3132	\$1,095,000	10/08/2024
2	20 Efron St NUNAWADING 3131	\$1,021,000	23/03/2024
3			

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:

06/09/2024 15:29



Property Type: House (Previously Occupied - Detached)
Land Size: 1040 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2024: \$1,656,000

Comparable Properties



13 Agra St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,095,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 767 sqm approx



20 Efron St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,021,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 824 sqm approx

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.

Account - Barry Plant | P: 03 9803 0400