

# 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

18 Martha Street, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,302,500

Property Type House

Suburb Donvale

Period - From 01/01/2021

to

31/03/2021

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	2 Harcourt St BLACKBURN NORTH 3130	\$1,095,000	17/11/2020
2	55 Hunt St DONVALE 3111	\$1,090,000	10/04/2021
3	32 Cresswell Cr MITCHAM 3132	\$1,082,000	24/04/2021

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:

27/04/2021 12:16



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**Property Type:** House  
**Land Size:** 733 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2021: \$1,302,500

## Comparable Properties

**2 Harcourt St BLACKBURN NORTH 3130 (VG)** **Agent Comments**

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**Price:** \$1,095,000  
**Method:** Sale  
**Date:** 17/11/2020  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**55 Hunt St DONVALE 3111 (REI)**

**Agent Comments**

 3  2  -

**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**32 Cresswell Cr MITCHAM 3132 (REI)**

**Agent Comments**

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**Price:** \$1,082,000  
**Method:** Auction Sale  
**Date:** 24/04/2021  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx