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	7 Oregon Drive, Donvale Vic 3111
postcode	

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,575,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/10/2022	to	31/12/2022		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.

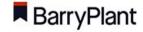
Ad	dress of comparable property	Price	Date of sale
1	21 Glika St DONVALE 3111	\$1,160,000	12/11/2022
2	8 The Glen DONVALE 3111	\$1,155,000	14/10/2022
3	49 Argyle St DONVALE 3111	\$1,055,000	17/12/2022

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:	30/03/2023 12:44













Property Type: House Land Size: 650 sqm approx **Agent Comments**

December quarter 2022: \$1,575,000

\$1,100,000 - \$1,200,000 **Median House Price**

Indicative Selling Price

Comparable Properties



21 Glika St DONVALE 3111 (REI/VG)



Price: \$1,160,000 Method: Auction Sale Date: 12/11/2022

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments



8 The Glen DONVALE 3111 (REI/VG)







Agent Comments

Price: \$1,155,000

Method: Sold Before Auction

Date: 14/10/2022

Property Type: House (Res) Land Size: 656 sqm approx



49 Argyle St DONVALE 3111 (REI/VG)

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Price: \$1,055,000 Method: Auction Sale Date: 17/12/2022

Property Type: House (Res) Land Size: 675 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



