

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

14 Murndal Drive, Donvale Vic 3111

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,590,500

Property Type House

Suburb Donvale

Period - From 01/10/2021

to 31/12/2021

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	52 Berrima Rd DONVALE 3111	\$2,330,000	04/10/2021
2	64-66 McGowans Rd DONVALE 3111	\$2,200,000	06/12/2021
3	9 Old Warrandyte Rd DONVALE 3111	\$2,150,000	12/11/2021

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:

16/02/2022 16:27



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Property Type: House
Land Size: 4225 sqm approx
Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 December quarter 2021: \$1,590,500

Comparable Properties



52 Berrima Rd DONVALE 3111 (REI/VG)

Agent Comments

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Price: \$2,330,000
Method: Private Sale
Date: 04/10/2021
Property Type: House (Res)
Land Size: 4476 sqm approx

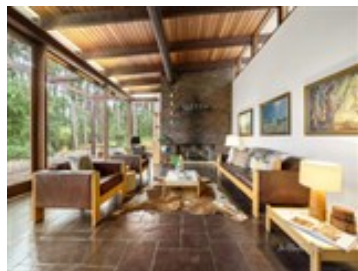


64-66 McGowans Rd DONVALE 3111 (REI)

Agent Comments

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Price: \$2,200,000
Method: Private Sale
Date: 06/12/2021
Property Type: House (Res)
Land Size: 5016 sqm approx



9 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

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 2

Price: \$2,150,000
Method: Private Sale
Date: 12/11/2021
Property Type: House (Res)
Land Size: 7312 sqm approx