

## 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

8 Sonia 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)

Single price

\$1,400,000

### Median sale price

Median price

\$1,542,500

Property Type

House

Suburb

Donvale

Period - From

01/07/2022

to

30/06/2023

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	51 Mckenzie St DONCASTER EAST 3109	\$1,440,000	25/02/2023
2	1 Sonia St DONVALE 3111	\$1,418,000	22/07/2023
3	17 Hawk St DONCASTER EAST 3109	\$1,406,000	08/07/2023

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:

01/08/2023 08:38

8 Sonia Street, Donvale Vic 3111



first  
national | Bill Schlink

Isaac Fakhri

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**Indicative Selling Price**

\$1,400,000

**Median House Price**

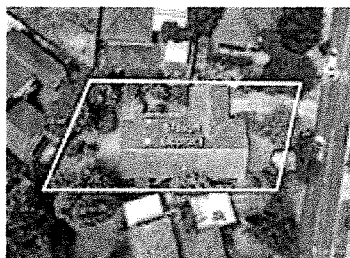
Year ending June 2023: \$1,542,500



**Property Type:**

**Agent Comments**

## Comparable Properties



**51 Mckenzie St DONCASTER EAST 3109 (REI)** **Agent Comments**



**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 678 sqm approx



**1 Sonia St DONVALE 3111 (REI)** **Agent Comments**



**Price:** \$1,418,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 731 sqm approx



**17 Hawk St DONCASTER EAST 3109 (REI)** **Agent Comments**



**Price:** \$1,406,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 662 sqm approx

**Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241**



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