## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address | 1 Sowter Court, Donvale Vic 3111

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,875,000								
Median sale price									
Median price	\$1,750,000	Property Type House			Suburb	Donvale			
Period - From	01/10/2023	to	31/12/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	15 White Lodge Ct DONVALE 3111	\$2,315,000	25/11/2023
2	6 Conos Ct DONVALE 3111	\$1,955,000	23/02/2024
3	6 Sowter Ct DONVALE 3111	\$1,700,000	02/03/2024

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:

25/03/2024 12:15









**Property Type:** House (Res) **Land Size:** 4195 sqm approx Agent Comments Indicative Selling Price \$1,875,000 Median House Price December quarter 2023: \$1,750,000

# **Comparable Properties**

15 White Lodge Ct DONVALE 3111 (REI/VG) 4 3 2 Price: \$2,315,000 Method: Expression of Interest Date: 25/11/2023 Property Type: House (Res) Land Size: 4383 sqm approx	Agent Comments
6 Conos Ct DONVALE 3111 (REI) 4 2 2 2 Price: \$1,955,000 Method: Private Sale Date: 23/02/2024 Property Type: House Land Size: 4034 sqm approx	Agent Comments
6 Sowter Ct DONVALE 3111 (REI) 4 2 - Price: \$1,700,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 4061 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



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