

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

1 Sowter Court, Donvale Vic 3111

Indicative selling price

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

Single price

\$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.

	Address 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



 5  3  2

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)

Agent Comments

 4  3  2

Price: \$2,315,000
Method: Expression of Interest
Date: 25/11/2023
Property Type: House (Res)
Land Size: 4383 sqm approx



6 Conos Ct DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,955,000
Method: Private Sale
Date: 23/02/2024
Property Type: House
Land Size: 4034 sqm approx



6 Sowter Ct DONVALE 3111 (REI)

Agent Comments

 4  2  -

Price: \$1,700,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 4061 sqm approx

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