

# 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

6 Conos Court, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,950,000

### 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 | 73 Heads Rd DONVALE 3111            | \$2,466,000 | 06/12/2023   |
| 2 | 15 White Lodge Ct DONVALE 3111      | \$2,315,000 | 25/11/2023   |
| 3 | 41-43 Enfield Av PARK ORCHARDS 3114 | \$1,760,000 | 02/12/2023   |

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:

13/02/2024 09:59



 4    2    2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,950,000

**Median House Price**

December quarter 2023: \$1,750,000

## Comparable Properties



**73 Heads Rd DONVALE 3111 (REI)**

Agent Comments

 4    2    2

**Price:** \$2,466,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House (Res)

**Land Size:** 11040 sqm approx



**15 White Lodge Ct DONVALE 3111 (REI)**

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



**41-43 Enfield Av PARK ORCHARDS 3114 (REI)** Agent Comments

 4    2    2

**Price:** \$1,760,000

**Method:** Expression of Interest

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 2077 sqm approx

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