

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

131 Glenvale Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Donvale

Period - From 01/04/2022

to

30/06/2022

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	14-16 Beckett Rd DONVALE 3111	\$1,664,000	14/05/2022
2	157 Glenvale Rd DONVALE 3111	\$1,650,000	15/08/2022
3	104-106 Smedley Rd PARK ORCHARDS 3114	\$1,650,000	20/07/2022

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:

28/09/2022 13:18

131 Glenvale Road, Donvale Vic 3111



Peter Moulden

9874 7677

0413 336 864

peter@hoskins.com.au

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

June quarter 2022: \$1,635,000



4 3 4

Rooms: 5

Property Type: House (Res)

Land Size: 4006 sqm approx

Agent Comments

Comparable Properties



14-16 Beckett Rd DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,664,000

Method: Auction Sale

Date: 14/05/2022

Rooms: 7

Property Type: House (Res)

Land Size: 4048 sqm approx



157 Glenvale Rd DONVALE 3111 (REI)

Agent Comments

4 2 3

Price: \$1,650,000

Method: Private Sale

Date: 15/08/2022

Property Type: House (Res)

Land Size: 4139 sqm approx



104-106 Smedley Rd PARK ORCHARDS 3114 (REI)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Private Sale

Date: 20/07/2022

Property Type: House (Res)

Land Size: 4606 sqm approx

Account - Hoskins | P: 98747677, 9722 9755



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.