

# 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

19b Martha Street, 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,040,000 Property Type Townhouse Suburb Donvale

Period - From 23/05/2022 to 22/05/2023 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	17 Martha St DONVALE 3111	\$1,565,000	22/04/2023
2	2/17 Richard St DONCASTER EAST 3109	\$1,401,000	29/04/2023
3	35 Roy St DONVALE 3111	\$1,400,000	25/03/2023

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:

23/05/2023 11:29



 4  2  2

**Property Type:** Townhouse

**Land Size:** 304 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Townhouse Price**

23/05/2022 - 22/05/2023: \$1,040,000

## Comparable Properties



**17 Martha St DONVALE 3111 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)

**Land Size:** 431 sqm approx



**2/17 Richard St DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,401,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Townhouse (Res)



**35 Roy St DONVALE 3111 (REI)**

**Agent Comments**

 4  3  1

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx

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