

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&3/39-49 Edward Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,662,500 Property Type House Suburb Donvale

Period - From 01/04/2024 to 30/06/2024 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	20 Bursaria Rise DONVALE 3111	\$1,200,000	25/05/2024
2	112 Woodhouse Rd DONVALE 3111	\$1,250,000	27/03/2024
3			

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: 04/09/2024 08:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2024: \$1,662,500

Comparable Properties



20 Bursaria Rise DONVALE 3111 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 25/05/2024
Property Type: Land (Res)
Land Size: 1452 sqm approx



112 Woodhouse Rd DONVALE 3111 (REI)

Agent Comments



Price: \$1,250,000
Method: Expression of Interest
Date: 27/03/2024
Property Type: Land (Res)
Land Size: 2058 sqm approx

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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