Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode	Including suburb and	60-62 Tunstall Road, Donvale Vic 3111
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
Range between	\$1,500,000	&	\$1,650,000

Median sale price

Median price	\$1,600,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	12 Woodhouse Rd DONCASTER EAST 3109	\$1,611,000	07/12/2024
2	145 Blackburn Rd DONCASTER EAST 3109	\$1,420,000	29/10/2024
3	67 Maggs St DONCASTER EAST 3109	\$1,650,000	28/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/01/2025 11:15









Property Type: House Land Size: 853 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** September quarter 2024: \$1,600,000

Comparable Properties



12 Woodhouse Rd DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$1,611,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 841 sqm approx



145 Blackburn Rd DONCASTER EAST 3109 (REI)





Agent Comments

Price: \$1,420,000 Method: Private Sale Date: 29/10/2024

Property Type: House (Res) Land Size: 786 sqm approx



67 Maggs St DONCASTER EAST 3109 (REI/VG)

Price: \$1,650,000

Method: Sold Before Auction

Date: 28/09/2024

Property Type: House (Res) Land Size: 772 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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