

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14 HOLLY GREEN CLOSE, DONVALE, VIC 3111

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,400,000

Median sale price

Median price

\$1,565,000

Property type

House

Suburb

DONVALE

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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

138 TUNSTALL RD, DONVALE, VIC 3111	*\$1,357,000	16/03/2024
91 LISBETH AVE, DONVALE, VIC 3111	*\$1,351,000	17/02/2024
12 COLWYN CRT, DONVALE, VIC 3111	*\$1,310,000	17/02/2024

This Statement of Information was prepared on:

10/04/2024



woodards 

14 Holly Green Close, Donvale

Additional information

Manningham Council Rates: TBC
 Land size: 874sqm approx.
 Building size: 185sqm approx.
 Switchboard updated
 Multiple living zones
 Updated kitchen with gas stovetop, dishwasher & AEG oven
 Ducted heating
 Airconditioning in kitchen/meals area
 Gutter guard
 Large outdoor paved entertaining area with outdoor plumbed BBQ
 3500L water tank
 Gas HWS
 3 x sheds
 Remote garage with new roller door

Rental Estimate

\$750 - \$800 per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Close proximity to

Schools

Donvale Primary School (zoned) - 2.3km
 Mullauna Secondary College (zoned) - 1.4km
 Whitefriars College- Park Rd, Donvale - 3.1km
 Donvale Christian College- Tindals Rd, Donvale - 4.1km

Shops

Tunstall Square- Tunstall Rd, Donvale (1.9km)
 Britannia Mall- Whitehorse Rd, Mitcham (3.1km)
 Eastland- Maroondah Hwy, Ringwood (6.6km)
 Doncaster Westfield Shopping Centre (7.5km)

Parks

Holly Green Reserve - opposite no 14 Holly Green
 Donvale Reserve (1.3km)
 Eastlink Trail - (50m)

Transport

Mitcham Train Station (2.7km)
 Eastern Fwy- Springvale Rd, Nunawading (2.9km)
 Bus 271 Box Hill to Ringwood via Park Orchards
 Bus 907 City to Mitcham via Eastern Fwy & Doncaster Rd

Terms

30/60/90 days or any other such terms that have been agreed to in writing by the vendor



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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woodards.com.au