

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 Epsom Court, Donvale Vic 3111

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2022

to

31/12/2022

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	55 Roy St DONVALE 3111	\$1,535,000	21/03/2023
2	8 Marilyn Ct BLACKBURN NORTH 3130	\$1,400,000	18/02/2023
3	22 Astelot Dr DONVALE 3111	\$1,320,000	24/02/2023

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:

13/04/2023 17:10



 4  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 876 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
December quarter 2022: \$1,575,000

Comparable Properties



55 Roy St DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,535,000
Method: Expression of Interest
Date: 21/03/2023
Property Type: House (Res)
Land Size: 743 sqm approx



8 Marilyn Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,400,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 624 sqm approx



22 Astelot Dr DONVALE 3111 (REI)

Agent Comments

 5  3  -

Price: \$1,320,000
Method: Sold Before Auction
Date: 24/02/2023
Property Type: House (Res)
Land Size: 693 sqm approx