#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	3/12 Parkville Place, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$950,000	Pro	perty Type U	nit		Suburb	Donvale
Period - From	01/04/2023	to	30/06/2023	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	3/76 Franklin Rd DONCASTER EAST 3109	\$1,255,000	06/05/2023
2	2/3 Pine Ridg DONVALE 3111	\$1,185,000	17/06/2023
3	1/58 Melissa St DONVALE 3111	\$950,000	29/04/2023

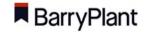
#### OR

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:	04/08/2023 17:12



Date of sale











Property Type: Unit Land Size: 403 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price** June quarter 2023: \$950,000

## Comparable Properties



3/76 Franklin Rd DONCASTER EAST 3109

(REI/VG) **1** 3



Price: \$1,255,000 Method: Auction Sale Date: 06/05/2023 Property Type: Unit

**Agent Comments** 



2/3 Pine Ridg DONVALE 3111 (REI)





Price: \$1,185,000 Method: Auction Sale Date: 17/06/2023 Property Type: Unit

Agent Comments



1/58 Melissa St DONVALE 3111 (REI/VG)



Price: \$950,000 Method: Auction Sale Date: 29/04/2023 Property Type: Unit Land Size: 370 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



