

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

14/1 EASTWAY AVENUE DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Donvale

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

3/40 COOTAMUNDRA CRESCENT BLACKBURN VIC 3130	\$1,080,000	02-Jun-24
2/66 DARVALL STREET DONVALE VIC 3111	\$903,000	08-Aug-24
5/11 CHERRY GROVE DONVALE VIC 3111	\$850,000	18-May-24

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 6 months.~~

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**3/40 COOTAMUNDRA CRESCENT
BLACKBURN VIC 3130**

3 2 1

Sold Price ^{RS} **\$1,080,000** Sold Date **02-Jun-24**

Distance **2.21km**



**2/66 DARVALL STREET DONVALE
VIC 3111**

3 2 1

Sold Price ^{RS} **\$903,000** Sold Date **08-Aug-24**

Distance **0.26km**



**5/11 CHERRY GROVE DONVALE
VIC 3111**

3 2 1

Sold Price ^{RS} **\$850,000** Sold Date **18-May-24**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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