

# 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

38 Edward Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,635,000 Property Type House Suburb Donvale

Period - From 01/04/2022 to 30/06/2022 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	5 Utrecht Ct DONVALE 3111	\$1,860,000	25/05/2022
2	30 Harris Rd DONVALE 3111	\$1,800,000	03/09/2022
3	157 Glenvale Rd DONVALE 3111	\$1,650,000	15/08/2022

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:

07/09/2022 11:25



 5  2  2

**Property Type:** House  
**Land Size:** 4359 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
June quarter 2022: \$1,635,000

## Comparable Properties



**5 Utrecht Ct DONVALE 3111 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,860,000  
**Method:** Private Sale  
**Date:** 25/05/2022  
**Property Type:** House (Res)  
**Land Size:** 4062 sqm approx



**30 Harris Rd DONVALE 3111 (REI)**

**Agent Comments**

 7  4  2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 03/09/2022  
**Property Type:** House  
**Land Size:** 4009 sqm approx



**157 Glenvale Rd DONVALE 3111 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 15/08/2022  
**Property Type:** House (Res)  
**Land Size:** 4139 sqm approx

**Account - Barry Plant** | P: 03 9842 8888