## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

38 Edward Street, Donvale Vic 3111

#### Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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#### Median sale price

Median price	\$1,635,000	Pro	perty 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.

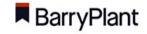
Ad	dress of comparable property	Price	Date of sale
1	5 Utrecht Ct DONVALE 3111	\$1,860,000	25/05/2022
2	30 Harris Rd DONVALE 3111	\$1,800,000	03/09/2022
3	157 Glenvale Rd DONVALE 3111	\$1,650,000	15/08/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

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

## Comparable Properties



5 Utrecht Ct DONVALE 3111 (REI)





Price: \$1,860,000

Method: Private Sale Date: 25/05/2022

Property Type: House (Res) Land Size: 4062 sqm approx **Agent Comments** 



30 Harris Rd DONVALE 3111 (REI)



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



157 Glenvale Rd DONVALE 3111 (REI)





Price: \$1,650,000 Method: Private Sale Date: 15/08/2022

Property Type: House (Res) Land Size: 4139 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



