## 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	41 Cerberus Street, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$	\$1,350,000	&	\$1,450,000

#### Median sale price

Median price	\$1,750,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/10/2023	to	31/12/2023		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

Address of comparable property		Price	Date of sale
1	45 Paula Cr DONCASTER EAST 3109	\$1,500,000	11/12/2023
2	75 Bowen Rd DONCASTER EAST 3109	\$1,320,000	04/10/2023
3	12 Colwyn Ct DONVALE 3111	\$1,310,000	17/02/2024

#### 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:	14/03/2024 12:33





**Indicative Selling Price** 





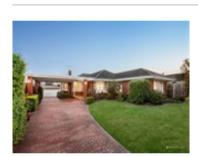




**Property Type:** House **Land Size:** 680 sqm approx Agent Comments

\$1,350,000 - \$1,450,000 **Median House Price** December quarter 2023: \$1,750,000

# Comparable Properties



45 Paula Cr DONCASTER EAST 3109 (REI/VG) Agent Comments

**Price:** \$1,500,000

Method: Sold Before Auction

Date: 11/12/2023

**Property Type:** House (Res) **Land Size:** 931 sqm approx



75 Bowen Rd DONCASTER EAST 3109

(REI/VG)

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Price: \$1,320,000 Method: Private Sale Date: 04/10/2023 Property Type: House Land Size: 767 sqm approx Agent Comments



12 Colwyn Ct DONVALE 3111 (REI)

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**A**.

**Price:** \$1,310,000 **Method:** Auction Sale **Date:** 17/02/2024

**Property Type:** House (Res) **Land Size:** 663 sqm approx

**Agent Comments** 

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



