

# 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

41 Cerberus Street, Donvale Vic 3111

### Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,750,000

Property 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	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 comparable properties 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



 6  2  2

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

**Indicative Selling Price**  
 \$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**

 4  2  4

**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)** **Agent Comments**

 4  2  2

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



**12 Colwyn Ct DONVALE 3111 (REI)** **Agent Comments**

 5  2  2

**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx