

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

6 Tallawarra Rise, Donvale Vic 3111

Indicative selling price

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

Range between \$1,300,000

&

\$1,375,000

Median sale price

Median price \$1,640,000

Property Type House

Suburb Donvale

Period - From 01/01/2022

to 31/12/2022

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	7-8 Tallawarra Rise DONVALE 3111	\$1,501,000	28/01/2023
2	23 Lisbeth Av DONVALE 3111	\$1,390,000	26/11/2022
3	50 Pine Cr RINGWOOD NORTH 3134	\$1,320,000	21/03/2023

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:

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6 Tallawarra Rise, Donvale

Additional information

Council Rates: \$2383.50 pa (Refer S32)
 Water Rates: \$180pq plus usage (Refer S32)
 Low Density Residential Zone
 Bushfire Management Overlay
 Environmental Significant Overlay- Schedule 4
 Land Size: 4824sqm approx.
 Double glazed windows
 Ducted heating
 Reverse cycle cooling
 Wood fireplace
 Electric cooking
 Dishwasher
 Large undercover deck
 Dual living zones
 Updated bathrooms
 8000L water tank
 Excellent storage options
 Veggie garden beds
 Access to Mullum Mullum Creek

Rental Estimate

\$800per week based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Close proximity to

Schools

Ringwood Heights Primary-Summit Crs, Ringwood Nth (2.2km)
 Mullauna College- Springfield Rd, Mitcham (3.1km)
 Whitefriars College- Park Rd, Donvale (3.4km)
 Donvale Christian College- Tindals Rd, Donvale (6.9km)

Shops

Britannia Mall- Whitehorse Rd, Mitcham (3.6km)
 Tuntsall Square- Tunstall Rd, Donvale (5.4km)
 Eastland- Maroondah Hwy, Ringwood (3.9km)

Parks

Lookover Reserve- Lookover Rd, Donvale (800m)
 Mullum Mullum Trail- access via rear of property

Transport

Mitcham Train Station (3.8km)
 Eastern Fwy- Springvale Rd, Nunawading (5km)
 Bus 271 Box Hill to Ringwood via Park Orchards
 Bus 303 City to Ringwood

Terms

10% deposit, balance 120/150 days or any other such terms that have been agreed to in writing prior to the auction



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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