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

54 Melissa Street, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	operty Type	Ηοι	ISE		Suburb	Donvale
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Melissa St DONVALE 3111	\$1,700,000	23/09/2023
2	13 Cameron CI DONVALE 3111	\$1,652,000	02/12/2023
3	13 Hunt St DONVALE 3111	\$1,488,000	25/11/2023

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:

09/04/2024 11:08









Property Type: House Land Size: 911 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price December quarter 2023: \$1,750,000

Comparable Properties



12 Melissa St DONVALE 3111 (REI/VG)



Price: \$1,700,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 782 sqm approx Agent Comments

Agent Comments

Agent Comments



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2

Price: \$1,652,000

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13 Cameron CI DONVALE 3111 (REI/VG)



Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 791 sqm approx

13 Hunt St DONVALE 3111 (REI/VG)



Price: \$1,488,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 653 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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