

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

312-314 Oban Road, Donvale Vic 3111

Indicative selling price

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

Single price \$1,850,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 01/07/2024

to 30/09/2024

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	308-310 Oban Rd DONVALE 3111	\$2,260,000	04/09/2024
2	113 Smedley Rd PARK ORCHARDS 3114	\$1,910,000	07/08/2024
3	157 Glenvale Rd DONVALE 3111	\$1,730,000	27/03/2024

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:

02/12/2024 14:17



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Property Type: House (Res)
Land Size: 4029 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000
Median House Price
 September quarter 2024: \$1,600,000

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.

Comparable Properties



308-310 Oban Rd DONVALE 3111 (REI)

Agent Comments

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Price: \$2,260,000
Method: Private Sale
Date: 04/09/2024
Property Type: House (Res)
Land Size: 4047 sqm approx



113 Smedley Rd PARK ORCHARDS 3114 (REI/VG)

Agent Comments

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Price: \$1,910,000
Method: Private Sale
Date: 07/08/2024
Property Type: House (Res)
Land Size: 4867 sqm approx



157 Glenvale Rd DONVALE 3111 (REI/VG)

Agent Comments

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Price: \$1,730,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 4148 sqm approx

Account - Barry Plant | P: 03 9842 8888