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

104 Mcgowans Road, Donvale Vic 3111

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|---------|
| Range betweer | \$2,800,000 | | & | | \$3,000,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,750,000 | Pro | operty Type | Hou | se | | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1 | 7 Vernon St DONVALE 3111 | \$2,918,000 | 15/10/2023 |
| 2 | 153-155 Mcgowans Rd DONVALE 3111 | \$2,850,000 | 09/03/2024 |
| 3 | 108 Mcgowans Rd DONVALE 3111 | \$2,716,000 | 10/12/2023 |

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:

12/04/2024 11:08









Property Type: House Land Size: 3311 sqm approx Agent Comments Indicative Selling Price \$2,800,000 - \$3,000,000 Median House Price December quarter 2023: \$1,750,000

Comparable Properties



7 Vernon St DONVALE 3111 (REI/VG)



Price: \$2,918,000 Method: Private Sale Date: 15/10/2023 Property Type: House Land Size: 4476 sqm approx Agent Comments

153-155 Mcgowans Rd DONVALE 3111 (REI)

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Agent Comments



Price: \$2,850,000 Method: Private Sale Date: 09/03/2024 Property Type: House Land Size: 4023 sqm approx

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108 Mcgowans Rd DONVALE 3111 (REI)



Agent Comments



Price: \$2,716,000 Method: Private Sale Date: 10/12/2023 Property Type: House (Res) Land Size: 4001 sqm approx

Account - Barry Plant | P: (03) 9431 1243



propertydata

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