## 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

**-** 5

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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