

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 9 Underwood Drive, Donvale, VIC 3111

Indicative selling price

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

Price Range \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale (3106)

Period - From 27/04/2022 to 27/04/2023 Source Realestate

Comparable property sales

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
22 ASTELLOT DRIVE, DONVALE VIC 3111	\$1,320,000	24/02/2023
22 OREGON DRIVE, DONVALE VIC 3111	\$1,320,000	03/12/2022
76 DARVALL STREET, DONVALE VIC 3111	\$1,270,000	15/04/2023

This Statement of Information was prepared on: 27/04/2023