

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 KERN PLACE DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,197,500

Property type

House

Suburb

Donvale

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 ARNOLD DRIVE DONVALE VIC 3111	\$3,330,000	23-Apr-21
73 MCINTYRES ROAD PARK ORCHARDS VIC 3114	\$3,000,000	25-Feb-21
6 MULLUM DRIVE DONVALE VIC 3111	\$3,400,000	07-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 May 2021



7 ARNOLD DRIVE DONVALE VIC 3111

5 5 4

Sold Price

^{RS}

\$3,330,000

Sold Date

23-Apr-21

Distance

1.9km



73 MCINTYRES ROAD PARK ORCHARDS VIC 3114

4 3 4

Sold Price

\$3,000,000

Sold Date

25-Feb-21

Distance

0.9km



6 MULLUM DRIVE DONVALE VIC 3111

4 3 4

Sold Price

^{RS}

\$3,400,000

Sold Date

07-May-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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