

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

444 Serpells Terrace, Donvale Vic 3111

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,580,500

Property Type House

Suburb Donvale

Period - From 02/05/2021

to

01/05/2022

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	4 Balcombe Ct DONVALE 3111	\$1,439,500	24/11/2021
2	44 Canopus Dr DONCASTER EAST 3109	\$1,420,000	05/03/2022
3	49 Hunt St DONVALE 3111	\$1,370,000	19/03/2022

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:

02/05/2022 11:56



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 787 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

02/05/2021 - 01/05/2022: \$1,580,500

Comparable Properties



4 Balcombe Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,439,500

Method: Sold Before Auction

Date: 24/11/2021

Property Type: House (Res)

Land Size: 787 sqm approx



44 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments

 4  2  1

Price: \$1,420,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)



49 Hunt St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,370,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 651 sqm approx