

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

35-37 Glenvale Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,790,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Donvale

Period - From

01/07/2023

to

30/09/2023

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	13 Pisces Ct DONVALE 3111	\$1,858,000	21/10/2023
2	38 Heads Rd DONVALE 3111	\$1,851,000	08/04/2023
3	16 Rangeview Rd DONVALE 3111	\$1,732,000	11/11/2023

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:

21/12/2023 09:48



 4  3  2

Property Type: House
Land Size: 4007 sqm approx
Agent Comments

Indicative Selling Price
\$1,790,000
Median House Price
September quarter 2023: \$1,650,000

Comparable Properties



13 Pisces Ct DONVALE 3111 (REI)

Agent Comments

 4  3  4

Price: \$1,858,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 4247 sqm approx



38 Heads Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  3  4

Price: \$1,851,000
Method: Private Sale
Date: 08/04/2023
Property Type: House
Land Size: 4533 sqm approx



16 Rangeview Rd DONVALE 3111 (REI)

Agent Comments

 4  2  6

Price: \$1,732,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 1765 sqm approx