

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

52-54 McGowans Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$1,626,000

Property Type

House

Suburb

Donvale

Period - From

01/07/2021

to

30/09/2021

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	34 McGowans Rd DONVALE 3111	\$3,260,000	26/06/2021
2	10 One Tree Hill DONVALE 3111	\$3,000,000	21/10/2021
3			

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:

10/11/2021 12:55



 5  2  3

Property Type: House (Res)
Land Size: 4074 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
September quarter 2021: \$1,626,000

Comparable Properties



34 McGowans Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  2  3

Price: \$3,260,000
Method: Sold Before Auction
Date: 26/06/2021
Property Type: House (Res)
Land Size: 4000 sqm approx



10 One Tree Hill DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$3,000,000
Method: Private Sale
Date: 21/10/2021
Property Type: House (Res)
Land Size: 4001 sqm approx

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.