Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and	52-54 Mcgowans Road, Donvale Vic 3111
postcode	

Indicative selling price

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

Range between \$3,000,000	&	\$3,300,000
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Median sale price

Median price	\$1,626,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

, , , ,	and the companion property		Date of care
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			

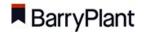
OR

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



Date of sale







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)

4





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Agent Comments

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)

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Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



