

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

28 Harris Road, Donvale

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

Single price \$2,000,000

Median sale price

Median price \$1,550,000

Property type House

Suburb Donvale

Period - From Jan 2024

to

March 2024

Source REIV

Comparable property sales

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. 19 Heads Road, Donvale	\$ 2,180,000	11/05/2024
2. 8 Larne Avenue, Donvale	\$ 2,025,000	13/04/2024
3. 18 Murndal Drive, Donvale	\$ 2,430,000	20/04/2024

This Statement of Information was prepared on: 18/09/2024

Comparable properties



\$ 2,180,000

19 Heads Road, Donvale, Victoria

DATE: 11/05/2024

PROPERTY TYPE: HOUSE

 4
  3
 3
 4169 sqm



\$ 2,025,000

8 Larne Avenue, Donvale, Victoria

DATE: 13/04/2024

PROPERTY TYPE: HOUSE

 3
  2
 2
 4250 sqm



\$ 2,430,000

18 Murndal Drive, Donvale, Victoria

DATE: 20/04/2024

PROPERTY TYPE: HOUSE

 7
  4
 4
 4094 sqm

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21 days on market



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