

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offere	d for sale						
Including suburb	dress and 28 Harris	28 Harris Road, Donvale					
Indicative sellir	ng price						
For the meaning of	this price see co	nsumer.vic.gov.au/u	underquotin	g (*Delete si	ngle price	e or range as applicable)	
Single	price \$2,000,00	00					
Median sale pri	ice						
Median price \$1	,550,000	Property typ	e House		Suburb	Donvale	
Period - From Ja	ın 2024 to	March 2024	Source	REIV			
Comparable pr	operty 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

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



# **Comparable properties**



## \$ 2,180,000

19 Heads Road, Donvale, Victoria

DATE: 11/05/204

PROPERTY TYPE: HOUSE

// 4169 sqm



## \$ 2,025,000

8 Larne Avenue, Donvale, Victoria

DATE: 13/04/2024

PROPERTY TYPE: HOUSE

4250 sqm



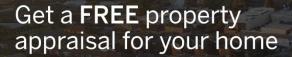
## \$ 2,430,000

18 Murndal Drive, Donvale, Victoria

DATE: 20/04/2024

PROPERTY TYPE: HOUSE

4094 sqm



APPRAISE MY PROPERTY ->

## **Our Difference**



