

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 1137-1139 Doncaster Road Donvale, 3111
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Indicative selling price

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

Range between	\$440,000 & \$480,000
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Median sale price

Median price	\$855,000	Property Type	UNIT	Suburb	DONVALE
Period - From	01-Jul-2022	to	30-Jun-2023	Source	Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	14/1 GROSVENOR STREET DONCASTER VIC 3108	\$530,000	21-Jul-2023
2	3/75-77 TRAM ROAD DONCASTER VIC 3108	\$587,000	19-Jul-2023
3	G04/42A NELSON STREET RINGWOOD VIC 3134	\$520,000	22-Jul-2023

This statement of information was prepared on 17-Oct-2023 at 3:48:55 PM EST