## 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

137 Glenvale Road, Donvale Vic 3111

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,550,000			&		\$1,650,000				
Median sale price									
Median price	\$1,750,000	Property Type		House			Suburb	Donvale	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	35-37 Glenvale Rd DONVALE 3111	\$1,780,000	06/02/2024
2	42 Harris Rd DONVALE 3111	\$1,500,000	25/11/2023
3	79 Smedley Rd PARK ORCHARDS 3114	\$1,437,000	30/10/2023

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:

17/02/2024 19:17









Rooms: 12 Property Type: House Land Size: 6760 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price December quarter 2023: \$1,750,000

# **Comparable Properties**

35-37 Glenvale Rd DONVALE 3111 (REI) 4  3  6  2 Price: \$1,780,000 Method: Private Sale Date: 06/02/2024 Property Type: House (Res) Land Size: 4006 sqm approx	Agent Comments
42 Harris Rd DONVALE 3111 (REI) 4 2 2 2 2 Price: \$1,500,000 Method: Expression of Interest Date: 25/11/2023 Property Type: House (Res) Land Size: 4121 sqm approx	Agent Comments
79 Smedley Rd PARK ORCHARDS 3114 (REI/VG) 4 2 4 Price: \$1,437,000 Method: Private Sale Date: 30/10/2023 Property Type: House	Agent Comments

Account - Hoskins | P: 03 9722 9755



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Land Size: 4557 sqm approx

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