

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

1/66 Darvall Street, Donvale Vic 3111

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,170,000 Property Type Townhouse Suburb Donvale

Period - From 05/12/2022 to 04/12/2023 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 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	2/104 Mitcham Rd DONVALE 3111	\$815,000	01/11/2023
2	2/1 Spencer St NUNAWADING 3131	\$793,000	29/07/2023
3	15/1 Eastway Av DONVALE 3111	\$790,000	23/08/2023

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:

05/12/2023 16:17



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

05/12/2022 - 04/12/2023: \$1,170,000

Comparable Properties



2/104 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 2  1  2

Price: \$815,000

Method: Sold Before Auction

Date: 01/11/2023

Property Type: Unit

Land Size: 293 sqm approx



2/1 Spencer St NUNAWADING 3131 (REI)

Agent Comments

 2  2  1

Price: \$793,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)



15/1 Eastway Av DONVALE 3111 (REI)

Agent Comments

 2  2  1

Price: \$790,000

Method: Private Sale

Date: 23/08/2023

Property Type: Townhouse (Res)

Land Size: 197 sqm approx

Account - Barry Plant | P: 03 9842 8888