

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 Clements Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,587,500 Property Type House Suburb Donvale

Period - From 01/04/2022 to 31/03/2023 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	19b Martha St DONVALE 3111	\$1,466,000	27/05/2023
2	35 Roy St DONVALE 3111	\$1,400,000	25/03/2023
3			

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: 04/07/2023 14:38

1 Clements Avenue, Donvale Vic 3111

**Jellis
Craig**

Kristy Djordevic

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2023: \$1,587,500



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



19b Martha St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,466,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)

Land Size: 304 sqm approx



35 Roy St DONVALE 3111 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,400,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Townhouse (Res)

Land Size: 329 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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