

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 Dwyer Court, 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

\$1,650,000

Property Type

House

Suburb

Donvale

Period - From

01/07/2023

to

30/09/2023

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	10 Jefferson Gr DONCASTER EAST 3109	\$1,650,000	04/11/2023
2	30 Springwood CI DONVALE 3111	\$1,656,000	22/07/2023
3	8 Golden Wattle Ridg DONVALE 3111	\$1,420,000	17/06/2023

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:

08/11/2023 14:42



 5  3  2

Rooms: 9
Property Type: House (Res)
Land Size: 799 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
September quarter 2023: \$1,650,000

Comparable Properties

10 Jefferson Gr DONCASTER EAST 3109 (REI) Agent Comments

 4  2  3

Price: \$1,650,000
Method:
Date: 04/11/2023
Property Type: House



30 Springwood Cl DONVALE 3111 (REI) Agent Comments

 4  2  2

Price: \$1,656,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 785 sqm approx



8 Golden Wattle Ridg DONVALE 3111 (REI/VG) Agent Comments

 4  2  2

Price: \$1,420,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 501 sqm approx

Account - Barry Plant | P: 03 9842 8888