

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 Sowter Court, Donvale Vic 3111

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2023

to

31/12/2023

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	15 White Lodge Ct DONVALE 3111	\$2,315,000	25/11/2023
2	3 Raymond Elliot Ct PARK ORCHARDS 3114	\$2,252,000	19/09/2023
3	6 Conos Ct DONVALE 3111	\$1,955,000	23/02/2024

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:

29/02/2024 12:47



Property Type: House (Previously Occupied - Detached)
Land Size: 4194 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 December quarter 2023: \$1,750,000

Comparable Properties



15 White Lodge Ct DONVALE 3111 (REI)

Agent Comments



Price: \$2,315,000
Method: Expression of Interest
Date: 25/11/2023
Property Type: House (Res)
Land Size: 4383 sqm approx



3 Raymond Elliot Ct PARK ORCHARDS 3114 (REI/VG)

Agent Comments



Price: \$2,252,000
Method: Private Sale
Date: 19/09/2023
Property Type: House
Land Size: 4001 sqm approx



6 Conos Ct DONVALE 3111 (REI)

Agent Comments



Price: \$1,955,000
Method: Private Sale
Date: 23/02/2024
Property Type: House
Land Size: 4034 sqm approx