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

115 Glenvale Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,350,000		&		\$1,450,0	00		
Median sale price								
Median price	\$1,557,500	Pro	operty Type	Hou	ISE		Suburb	Donvale
Period - From	01/01/2023	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	15 Sturdee Rd DONVALE 3111	\$1,480,000	02/12/2023
2	91 Lisbeth Av DONVALE 3111	\$1,351,000	17/02/2024
3	14 Savaris Ct DONVALE 3111	\$1,350,000	20/11/2023

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:

08/04/2024 12:15





Anthony Pittas 8841 4888





Property Type: House Land Size: 725 sqm approx Agent Comments 0400 079 408 anthonypittas@jelliscraig.com.au Indicative Selling Price \$1,350,000 - \$1,450,000

\$1,350,000 - \$1,450,000 **Median House Price** Year ending December 2023: \$1,557,500

Comparable Properties

	15 Sturdee Rd DONVALE 3111 (REI/VG)	Agent Comments
	Price: \$1,480,000 Method: Auction Sale	
	Date: 02/12/2023	
	Property Type: House (Res) Land Size: 1115 sqm approx	
	91 Lisbeth Av DONVALE 3111 (REI)	Agent Comments
	4 4 2 4 2	
	Price: \$1,351,000	
	Method: Auction Sale Date: 17/02/2024	
	Property Type: House (Res)	
	Land Size: 1073 sqm approx	
	14 Savaris Ct DONVALE 3111 (REI/VG)	Agent Comments
Bran Blille	1 3 1 2 2 2	
	Price: \$1,350,000	
	Method: Sold Before Auction Date: 20/11/2023	
	Property Type: House (Res)	
ament a	Land Size: 739 sqm approx	

Account - Jellis Craig | P: 03 8841 4888



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