

## 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

14 LOOKOVER ROAD DONVALE VIC 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,395,000

&

\$2,630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,501,000

Property type

House

Suburb

Donvale

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

18 MURNDAL DRIVE DONVALE VIC 3111	\$2,430,000	20-Apr-24
16 TANDAROOK CRESCENT DONVALE VIC 3111	\$2,602,000	28-Mar-24

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 6 months.

This Statement of Information was prepared on: 06 June 2024



**18 MURNDAL DRIVE DONVALE VIC 3111**

Sold Price <sup>RS</sup> **\$2,430,000** Sold Date **20-Apr-24**

 7  4  4

Distance **1.76km**



**16 TANDAROOK CRESCENT  
DONVALE VIC 3111**

Sold Price <sup>RS</sup> **\$2,602,000** <sup>UN</sup> Sold Date **28-Mar-24**

 4  4  2

Distance **0.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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