

# 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 Underwood Drive, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,465,000 Property Type House Suburb Donvale

Period - From 01/04/2023 to 30/06/2023 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 | 36 Argyle St DONVALE 3111      | \$1,380,000 | 27/06/2023   |
| 2 | 9 Underwood Dr DONVALE 3111    | \$1,251,000 | 27/05/2023   |
| 3 | 4 Braham St DONVALE 3111       | \$1,210,000 | 29/07/2023   |

**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:

09/08/2023 11:38



4   2   2

**Property Type:** House  
**Land Size:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 June quarter 2023: \$1,465,000

## Comparable Properties

36 Argyle St DONVALE 3111 (REI)

Agent Comments

4   2   2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 27/06/2023  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



9 Underwood Dr DONVALE 3111 (REI)

Agent Comments

4   1   2

**Price:** \$1,251,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



4 Braham St DONVALE 3111 (REI)

Agent Comments

4   2   2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 754 sqm approx

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