

# 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

15 Oregon 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 \$1,350,000 & \$1,420,000

### 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	4 Falcon Ct DONCASTER EAST 3109	\$1,390,000	23/12/2023
2	49 Tracey St DONCASTER EAST 3109	\$1,530,000	04/12/2023
3			

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:

22/02/2024 12:07

15 Oregon Drive, Donvale Vic 3111

**Jellis  
Craig**

Kristy Djordevic

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**Indicative Selling Price**

\$1,350,000 - \$1,420,000

**Median House Price**

December quarter 2023: \$1,750,000



 3  1  1

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

Agent Comments

## Comparable Properties



**4 Falcon Ct DONCASTER EAST 3109 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 23/12/2023

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**49 Tracey St DONCASTER EAST 3109 (REI/VG)** Agent Comments

 3  1  2

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** House

**Land Size:** 663 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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