

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

153 Mcgowans Road, Donvale Vic 3111

Indicative selling price

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

Range between \$3,600,000

&

\$3,960,000

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	1 Robdon Ct DONVALE 3111	\$3,558,888	15/08/2023
2			
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:

11/09/2023 13:40



Property Type: House (Previously Occupied - Detached)

Land Size: 3968 sqm approx

Agent Comments

Indicative Selling Price

\$3,600,000 - \$3,960,000

Median House Price

June quarter 2023: \$1,465,000

Comparable Properties



1 Robdon Ct DONVALE 3111 (REI)



Agent Comments

Price: \$3,558,888

Method: Private Sale

Date: 15/08/2023

Property Type: House (Res)

Land Size: 4002 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 - Woodards | P: 03 9842 1188 | F: 03 9842 1799