

## 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

16 RANGEVIEW 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

\$1,320,000

&

\$1,452,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,439,000

Property type

House

Suburb

Donvale

Period-from

01 Oct 2022

to

30 Sep 2023

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

8 HEADS ROAD DONVALE VIC 3111	\$1,430,000	13-May-23
8 PEMBROKE COURT RINGWOOD VIC 3134	\$1,415,000	10-Oct-23
20 RESERVE AVENUE MITCHAM VIC 3132	\$1,480,000	18-Aug-23

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: 17 October 2023

**8 HEADS ROAD DONVALE VIC 3111** Sold Price **\$1,430,000** Sold Date **13-May-23**

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Distance **0.66km****8 PEMBROKE COURT RINGWOOD VIC 3134** Sold Price <sup>RS</sup> **\$1,415,000** Sold Date **10-Oct-23**

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Distance **1.8km****20 RESERVE AVENUE MITCHAM VIC 3132** Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **18-Aug-23**

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Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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