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 Tandarook Crescent, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	operty Type	Hous	se		Suburb	Donvale
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	65-67 Gosford Ct PARK ORCHARDS 3114	\$2,353,000	17/11/2023
2	15 White Lodge Ct DONVALE 3111	\$2,315,000	25/11/2023
3	35 Craig Rd DONVALE 3111	\$2,250,000	10/11/2023

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:

18/03/2024 12:59



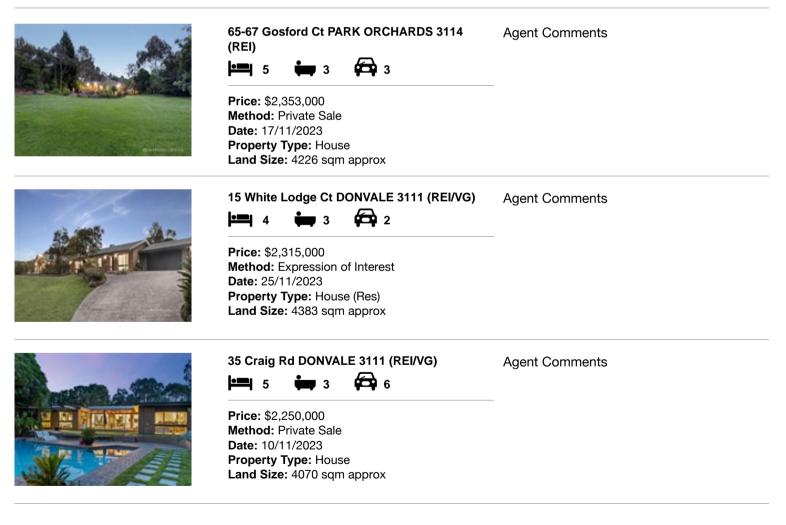






Property Type: Divorce/Estate/Family Transfers Land Size: 4545 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price December quarter 2023: \$1,750,000

Comparable Properties



Account - Hoskins | P: 03 9722 9755



Propertydata

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