

# 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

2/17 Park 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)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,160,000

Property Type Townhouse

Suburb Donvale

Period - From 22/04/2023

to 21/04/2024

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	22a Wooddale Gr DONVALE 3111	\$1,200,000	10/11/2023
2	9/21 Doncaster East Rd MITCHAM 3132	\$1,105,000	26/11/2023
3	2/74 Chippewa Av DONVALE 3111	\$1,050,000	06/04/2024

**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:

22/04/2024 15:44



 3    2    2

**Property Type:** Townhouse (Res)

**Land Size:** 269 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
22/04/2023 - 21/04/2024: \$1,160,000

## Comparable Properties



**22a Wooddale Gr DONVALE 3111 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 10/11/2023

**Property Type:** Townhouse (Res)



**9/21 Doncaster East Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 26/11/2023

**Property Type:** Townhouse (Single)

**Land Size:** 326 sqm approx



**2/74 Chippewa Av DONVALE 3111 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888