Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Park Road, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,160,000	Pro	operty Type	Том	nhouse		Suburb	Donvale
Period - From	22/04/2023	to	21/04/2024		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.

Ad	dress 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









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)



Price: \$1,200,000 Method: Sold Before Auction Date: 10/11/2023 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



(REI/VG) |==| 3 |== 2 |== 2

9/21 Doncaster East Rd MITCHAM 3132

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

Price: \$1,050,000 Method: Auction Sale Date: 06/04/2024 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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