

# 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

2/23 Sonia Street, 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 \$930,000 & \$990,000

### Median sale price

Median price \$908,500 Property Type Unit Suburb Donvale

Period - From 01/10/2023 to 31/12/2023 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	11/7-9 Mitcham Rd DONVALE 3111	\$1,002,000	16/12/2023
2	6A Martha St DONVALE 3111	\$1,000,000	23/09/2023
3	1/6 Creswick St DONVALE 3111	\$943,500	25/11/2023

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:

12/03/2024 13:16

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**Indicative Selling Price**

\$930,000 - \$990,000

**Median Unit Price**

December quarter 2023: \$908,500



3   
 2   
 1

**Property Type:** Unit**Land Size:** 314 sqm approx

Agent Comments

## Comparable Properties

**11/7-9 Mitcham Rd DONVALE 3111 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,002,000**Method:** Auction Sale**Date:** 16/12/2023**Property Type:** Unit**Land Size:** 238 sqm approx**6A Martha St DONVALE 3111 (REI)**

Agent Comments

3   
 2   
 3

**Price:** \$1,000,000**Method:** Auction Sale**Date:** 23/09/2023**Property Type:** House (Res)**Land Size:** 420 sqm approx**1/6 Creswick St DONVALE 3111 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$943,500**Method:** Auction Sale**Date:** 25/11/2023**Property Type:** House (Res)**Land Size:** 392 sqm approx

Account - Barry Plant | P: 03 9842 8888