

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 Barwon Court, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,750,000 Property Type House 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	8 Bicentennial Ct DONCASTER EAST 3109	\$2,220,000	04/10/2023
2	11 Newlands Cr DONCASTER EAST 3109	\$2,110,000	18/11/2023
3	13 Roper Pl DONCASTER EAST 3109	\$1,910,000	12/10/2023

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:

28/03/2024 14:06



Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

December quarter 2023: \$1,750,000

Comparable Properties



8 Bicentennial Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$2,220,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: House (Res)
Land Size: 1168 sqm approx



11 Newlands Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$2,110,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 819 sqm approx



13 Roper PI DONCASTER EAST 3109 (REI/VG) **Agent Comments**



Price: \$1,910,000
Method: Sold Before Auction
Date: 12/10/2023
Property Type: House (Res)
Land Size: 698 sqm approx