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 Dwyer Court, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pr	rice							
Median price	\$1,650,000	Pro	operty Type	Hou	ISE		Suburb	Donvale
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	30 Springwood CI DONVALE 3111	\$1,656,000	22/07/2023
2	1 Mckenzie St DONCASTER EAST 3109	\$1,640,000	16/09/2023
3	5 Telopea Av DONCASTER EAST 3109	\$1,575,000	17/06/2023

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:

31/10/2023 09:27







Property Type: House Land Size: 854.926 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price September quarter 2023: \$1,650,000

Comparable Properties



30 Springwood CI DONVALE 3111 (REI)



Price: \$1,656,000 Method: Auction Sale Date: 22/07/2023 Property Type: House (Res) Land Size: 785 sqm approx

Agent Comments

Agent Comments

1 Mckenzie St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,640,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 680 sqm approx



5 Telopea Av DONCASTER EAST 3109 (REI/VG)



Price: \$1,575,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) Land Size: 701 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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