

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

21 Cerberus Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Donvale

Period - From 01/01/2024 to 31/03/2024 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	53 Thea Gr DONCASTER EAST 3109	\$1,300,000	13/02/2024
2	2 White Ct NUNAWADING 3131	\$1,280,000	05/02/2024
3	30 Marchiori Rd BLACKBURN NORTH 3130	\$1,171,000	04/05/2024

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:

27/06/2024 11:15



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Rooms: 7
Property Type: House
Land Size: 675 sqm sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2024: \$1,550,000

Comparable Properties



53 Thea Gr DONCASTER EAST 3109 (VG)

[Agent Comments](#)

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Price: \$1,300,000
Method: Sale
Date: 13/02/2024
Property Type: House (Res)
Land Size: 760 sqm approx



2 White Ct NUNAWADING 3131 (VG)

[Agent Comments](#)

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Price: \$1,280,000
Method: Sale
Date: 05/02/2024
Property Type: House (Res)
Land Size: 603 sqm approx



30 Marchiori Rd BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

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Price: \$1,171,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 592 sqm approx

Account - Marshall White | P: 03 9822 9999