

## 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	Idress b and 2 stcode	28 Harris Road, Donvale							
Indicative selli	ng pric	ce							
For the meaning of	this pric	ce see consu	ımer.vic.gov.au	/underquotir	g (*Delete si	ngle pric	e or range as applicable)		
Single	e price \$	\$2,200,000							
Median sale pri	rice								
Median price \$1	1,550,00	00	Property ty	pe House		Suburb	Donvale		
Period - From Ja	an 2024	to	March 2024	Source	REIV				
Comparable pr	roperty	y sales							

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. 19 Heads Road, Donvale	\$ 2,180,000	11/05/2024
2. 8 Larne Avenue, Donvale	\$ 2,025,000	13/04/2024
3. 18 Murndal Drive, Donvale	\$ 2,430,000	20/04/2024

This Statement of Information was prepared on:	13/06/2024
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## **Comparable properties**



### \$ 2,180,000

19 Heads Road, Donvale, Victoria

DATE: 11/05/204

PROPERTY TYPE: HOUSE

// 4169 sqm



### \$ 2,025,000

8 Larne Avenue, Donvale, Victoria

DATE: 13/04/2024

PROPERTY TYPE: HOUSE

4250 sqm



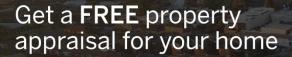
## \$ 2,430,000

18 Murndal Drive, Donvale, Victoria

DATE: 20/04/2024

PROPERTY TYPE: HOUSE

4094 sqm



APPRAISE MY PROPERTY ->

## **Our Difference**



