

## 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

28 Harris Road, Donvale
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$2,200,000
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### Median sale price

Median price

\$1,550,000
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Property type

House
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Suburb

Donvale
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Period - From

Jan 2024
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to

March 2024
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Source

REIV
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### Comparable property 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: 11/05/2024

PROPERTY TYPE: HOUSE

 4  3  
 3  4169 sqm



**\$ 2,025,000**

8 Larne Avenue, Donvale, Victoria

DATE: 13/04/2024

PROPERTY TYPE: HOUSE

 3  2  
 2  4250 sqm



**\$ 2,430,000**

18 Murndal Drive, Donvale, Victoria

DATE: 20/04/2024

PROPERTY TYPE: HOUSE

 7  4  
 4  4094 sqm

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee