## 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 and postcode

Address 3/12 Parkville Place, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$950,000	Pro	operty Type	Unit			Suburb	Donvale
Period - From	01/04/2023	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	3/76 Franklin Rd DONCASTER EAST 3109	\$1,255,000	06/05/2023
2	2/3 Pine Ridg DONVALE 3111	\$1,185,000	17/06/2023
3	1/58 Melissa St DONVALE 3111	\$950,000	29/04/2023

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:

04/08/2023 17:12



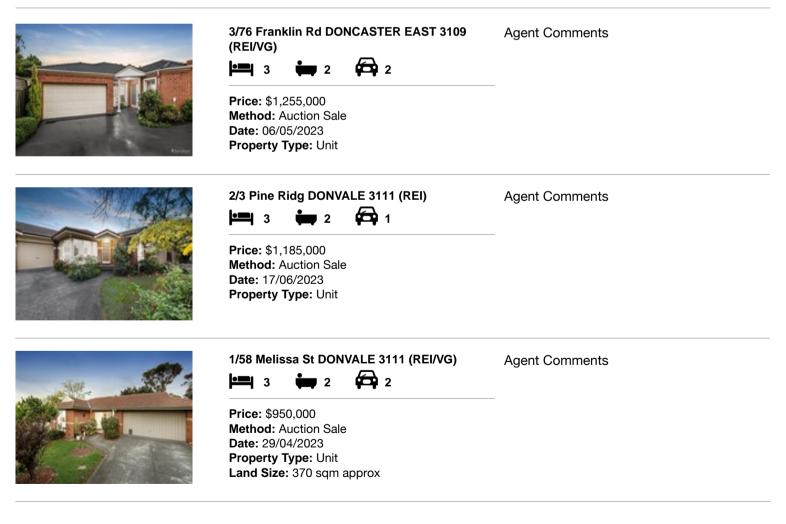






Property Type: Unit Land Size: 410 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price June quarter 2023: \$950,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



propertydata

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