

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	32 Murndal Drive Donvale, 3111
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$2,950,000 & \$3,200,000
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### Median sale price

Median price	\$2,018,000	Property Type	HOUSE	Suburb	DONVALE
Period - From	30-Apr-2023	to	31-Mar-2024	Source	realestate.com.au

### 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	1 White Lodge Court, Donvale, Vic 3111	\$3,000,000	05-Dec-2023
2	1 Robdon Court, Donvale, Vic 3111	\$3,558,888	15-Aug-2023
3	153-155 McGowans Road, Donvale, Vic 3111	\$2,850,000	09-Mar-2024

This statement of information was prepared on 30-Apr-2024 at 11:22:28 AM EST