

# 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 33 Valepark Drive, Donvale Vic 3111

### Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

### Median sale price

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

Period - From 24/07/2022 to 23/07/2023 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		
2		
3		

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: 24/07/2023 11:21



woodards 

## 33 Valepark Drive Donvale

### Additional information

Council Rates: \$TBA inc. FSL (refer to S32)  
General Residential Zone- Schedule 3  
Land size-790sqm (approx.)  
3 bedrooms with BIR.  
Central bathroom.  
Ensuite  
Open plan living  
Kitchen with good storage  
Large family room.  
North facing backyard.  
Heating  
Cooling  
Parking for 2 cars

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to

**Schools** Milgate Primary School, Landscape Drive (zoned – 1.2km)  
Donburn Primary School, Colchester Drive (2.8km)  
East Doncaster Secondary College- (zoned -3km)  
Mullauna College, Springfield Road (4.0km)  
Whitefriars College, Park Road (5.7km)

**Shops** Tunstall Square Shopping Centre (2.4km)  
The Pines Shopping Centre (3.0km)  
Jackson Court Shopping Centre (4.3km)  
Westfield Doncaster (7.0km)

**Parks** Valepark Drive Reserve – off lead dog park (100m)  
Cameron Reserve 1.3km  
Bucks Walking Trail (1.1km)  
Cat Jump Playground and Park (1.6km)

**Transport** Nunawading Train Station (5.4km)  
Bus 273 The Pines SC – Nunawading Station (350m)

**Settlement** 30/60/90 days or any other such terms that have been agreed to in writing by the vendor



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