

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

34 Carbine Street, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,670,000 & \$1,770,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Donvale

Period - From 01/10/2023 to 31/12/2023 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 | 3 Nightingale CI DONVALE 3111 | \$1,790,000 | 20/10/2023 |
| 2 | 26 Carbine St DONVALE 3111 | \$1,682,521 | 21/07/2023 |
| 3 | 30 Springwood CI DONVALE 3111 | \$1,656,000 | 22/07/2023 |

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:

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 5  3  2

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$1,670,000 - \$1,770,000
Median House Price
December quarter 2023: \$1,750,000

Comparable Properties



3 Nightingale CI DONVALE 3111 (REI)

Agent Comments

 4  3  2

Price: \$1,790,000
Method: Private Sale
Date: 20/10/2023
Property Type: House (Res)
Land Size: 808 sqm approx



26 Carbine St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,682,521
Method: Sold Before Auction
Date: 21/07/2023
Property Type: House (Res)
Land Size: 800 sqm approx



30 Springwood CI DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,656,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 785 sqm approx

Account - Barry Plant | P: 03 9842 8888