

## 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

4/354 SPRINGVALE ROAD DONVALE VIC 3111

### 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Donvale

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

2/18 CHIPPEWA AVENUE DONVALE VIC 3111	\$1,024,000	19-May-24
4/137 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$1,119,000	29-Jan-24
3/7-9 ARANGA CRESCENT DONVALE VIC 3111	\$1,135,000	24-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 27 May 2024

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**2/18 CHIPPEWA AVENUE  
DONVALE VIC 3111**

4 3 2

Sold Price <sup>RS</sup> **\$1,024,000** Sold Date **19-May-24**

Distance **1.55km**



**4/137 BLACKBURN ROAD  
DONCASTER EAST VIC 3109**

3 2 2

Sold Price **\$1,119,000** Sold Date **29-Jan-24**

Distance **1.73km**



**3/7-9 ARANGA CRESCENT  
DONVALE VIC 3111**

3 2 2

Sold Price <sup>RS</sup> **\$1,135,000** Sold Date **24-Jan-24**

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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