

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

4/4-6 William Street, Donvale Vic 3111

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$908,500 Property Type Unit 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	2a Worrell St NUNAWADING 3131	\$900,000	04/12/2023
2	1/28 Lynne St DONVALE 3111	\$850,000	25/11/2023
3	1/11 Basingstoke Rd MITCHAM 3132	\$825,000	24/02/2024

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: 03/04/2024 14:54



 3  2  2

Property Type: House
Land Size: 257 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$890,000
Median Unit Price
December quarter 2023: \$908,500

Comparable Properties



2a Worrell St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$900,000
Method: Private Sale
Date: 04/12/2023
Property Type: Unit
Land Size: 254 sqm approx



1/28 Lynne St DONVALE 3111 (REI/VG)

Agent Comments

 3  1  1

Price: \$850,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)



1/11 Basingstoke Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$825,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888