

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

41 Cerberus Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	45 Paula Cr DONCASTER EAST 3109	\$1,500,000	11/12/2023
2	12 Colwyn Ct DONVALE 3111	\$1,310,000	17/02/2024
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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: 13/03/2024 14:28



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Property Type: House
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2023: \$1,750,000

Comparable Properties



45 Paula Cr DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  4

Price: \$1,500,000
Method: Sold Before Auction
Date: 11/12/2023
Property Type: House (Res)
Land Size: 931 sqm approx



12 Colwyn Ct DONVALE 3111 (REI) **Agent Comments**

 5  2  2

Price: \$1,310,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 663 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888