## 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

412 Serpells Terrace, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	operty Type	Hou	se		Suburb	Donvale
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10 Rosamond Cr DONCASTER EAST 3109	\$1,428,000	11/11/2023
2	4 Romford Ct DONCASTER EAST 3109	\$1,420,000	03/01/2024
3	84 Canopus Dr DONCASTER EAST 3109	\$1,350,000	23/11/2023

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:

25/01/2024 16:12



412 Serpells Terrace, Donvale Vic 3111



Zen Chan



**Property Type:** House Land Size: 370 sqm approx Agent Comments 9908 5700 0478 168 588 zenchan@jelliscraig.com.au

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

# **Comparable Properties**





10 Rosamond Cr DONCASTER EAST 3109 (REI)



Price: \$1,428,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 385 sqm approx

4 Romford Ct DONCASTER EAST 3109 (REI)

Agent Comments

Agent Comments



Price: \$1,420,000 Method: Private Sale Date: 03/01/2024 Property Type: House Land Size: 344 sqm approx



84 Canopus Dr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 23/11/2023 Property Type: Townhouse (Single)

#### Account - Jellis Craig | P: (03) 9908 5700



propertydata

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