

# 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

49 Hunt Street, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,480,000

&

\$1,580,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Donvale

Period - From

01/01/2024

to

31/03/2024

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	41 Cerberus St DONVALE 3111	\$1,350,000	06/04/2024
2	4 Leon Ct DONVALE 3111	\$1,533,000	03/06/2024
3	13 Hunt St DONVALE 3111	\$1,488,000	25/11/2023

**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:

20/06/2024 08:56



 4   
  2   
  2

**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000 - \$1,580,000  
**Median House Price**  
 March quarter 2024: \$1,550,000

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.

## Comparable Properties

### 41 Cerberus St DONVALE 3111 (REI)

Agent Comments

 6   
  2   
  2

**Price:** \$1,350,000  
**Method:**  
**Date:** 06/04/2024  
**Property Type:** House



### 4 Leon Ct DONVALE 3111 (REI)

Agent Comments

 5   
  2   
  2

**Price:** \$1,533,000  
**Method:** Auction Sale  
**Date:** 03/06/2024  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



### 13 Hunt St DONVALE 3111 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$1,488,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

Account - Barry Plant | P: 03 9842 8888