

## 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

5-7 RANGEVIEW 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,486,500

Property type

Other

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

16 RANGEVIEW ROAD DONVALE VIC 3111	\$1,732,000	11-Nov-23
468 MITCHAM ROAD MITCHAM VIC 3132	\$1,650,000	07-Mar-24
5 HOPE AVENUE DONVALE VIC 3111	\$1,200,000	09-Dec-23

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: 03 May 2024

**16 RANGEVIEW ROAD DONVALE  
VIC 3111**

4 2 6

Sold Price

**\$1,732,000**

Sold Date

**11-Nov-23**

Distance

**0.09km****468 MITCHAM ROAD MITCHAM VIC  
3132**

4 2 1

Sold Price

**<sup>RS</sup>\$1,650,000 <sup>UN</sup>**

Sold Date

**07-Mar-24**

Distance

**1.9km****5 HOPE AVENUE DONVALE VIC  
3111**

2 1 -

Sold Price

**\$1,200,000**

Sold Date

**09-Dec-23**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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