

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 Mulsanne Way, Donvale Vic 3111

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Donvale

Period - From 25/09/2022 to 24/09/2023 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	8 Melissa St DONVALE 3111	\$1,315,000	29/04/2023
2	15 Cabena St DONVALE 3111	\$1,760,000	13/08/2023
3	15 Mulsanne Way DONVALE 3111	\$1,663,000	16/09/2023

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:

25/09/2023 17:18



 4  2  2

Property Type: House
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
25/09/2022 - 24/09/2023: \$1,550,000

Comparable Properties



8 Melissa St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,315,000
Method:
Date: 29/04/2023
Property Type: House



15 Cabena St DONVALE 3111 (REI)

Agent Comments

 5  3  2

Price: \$1,760,000
Method: Sold Before Auction
Date: 13/08/2023
Property Type: House (Res)



15 Mulsanne Way DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,663,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 553 sqm approx