

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 Ruth Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	10 Tasman Av NUNAWADING 3131	\$1,126,000	15/06/2024
2	52 Kett St NUNAWADING 3131	\$1,126,000	17/02/2024
3	11 Cabena St DONVALE 3111	\$1,075,000	15/06/2024

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:

26/06/2024 14:40



 3  1  2

Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2024: \$1,550,000

Comparable Properties



10 Tasman Av NUNAWADING 3131 (REI)

Agent Comments

 3  1  -

Price: \$1,126,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 654 sqm approx



52 Kett St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,126,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 666 sqm approx



11 Cabena St DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,075,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 653 sqm approx

Account - Barry Plant | P: 03 9842 8888