## 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	5 Vasey Grove, Donvale Vic 3111
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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### Median sale price

Median price	\$1,643,790	Pro	perty Type	House		Suburb	Donvale
Period - From	16/05/2023	to	15/05/2024		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

Address of comparable property		Price	Date of sale
1	33 Lemon Gr NUNAWADING 3131	\$1,295,000	02/12/2023
2	1 Berry Av MITCHAM 3132	\$1,230,000	17/02/2024
3	8 The Glen DONVALE 3111	\$1,200,000	06/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2024 19:42











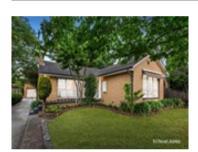


Property Type: House Land Size: 722 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** 16/05/2023 - 15/05/2024: \$1,643,790

# Comparable Properties



33 Lemon Gr NUNAWADING 3131 (REI/VG)







Price: \$1,295,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 903 sqm approx

**Agent Comments** 



1 Berry Av MITCHAM 3132 (REI/VG)







Price: \$1,230,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: House (Res) Land Size: 597 sqm approx

Agent Comments



8 The Glen DONVALE 3111 (REI)

**-**





Price: \$1,200,000 Method: Auction Sale Date: 06/04/2024

Property Type: House (Res) Land Size: 656 sqm approx

Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



