

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 Vasey Grove, 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 \$1,643,790

Property 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	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 comparable properties 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



4 1 2

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) Agent Comments

4 1 2

Price: \$1,295,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 903 sqm approx



1 Berry Av MITCHAM 3132 (REI/VG) Agent Comments

3 1 1

Price: \$1,230,000
Method: Sold Before Auction
Date: 17/02/2024
Property Type: House (Res)
Land Size: 597 sqm approx



8 The Glen DONVALE 3111 (REI) Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 656 sqm approx