

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 Wattamolla Ridge, Donvale Vic 3111

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,488,500 Property Type House Suburb Donvale

Period - From 01/01/2023 to 31/03/2023 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 | 9 Pisces Ct DONVALE 3111 | \$2,650,000 | 09/05/2023 |
| 2 | 38 Heads Rd DONVALE 3111 | \$1,851,000 | 08/04/2023 |
| 3 | 8 White Lodge Ct DONVALE 3111 | \$1,825,000 | 11/05/2023 |

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: 06/07/2023 09:16



 5  3  3

Property Type: House
Land Size: 4640 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2023: \$1,488,500

Comparable Properties



9 Pisces Ct DONVALE 3111 (REI/VG)

Agent Comments

 5  2  7

Price: \$2,650,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 4260 sqm approx



38 Heads Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  3  4

Price: \$1,851,000
Method: Private Sale
Date: 08/04/2023
Property Type: House
Land Size: 4533 sqm approx



8 White Lodge Ct DONVALE 3111 (REI)

Agent Comments

 4  2  4

Price: \$1,825,000
Method: Private Sale
Date: 11/05/2023
Property Type: House (Res)
Land Size: 4236 sqm approx

Account - Barry Plant | P: 03 9842 8888