## 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 Wattamolla Ridge, Donvale Vic 3111
Including suburb and	
postcode	

#### 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	Pro	perty 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

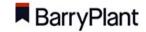
1	9 Pisces Ct DONVALE 3111	\$2,650,000	09/05/2023
2	38 Heads Rd DONVALE 3111	\$1,851,000	08/04/2023
3	8 White Lodge Ct DONVALE 3111	\$1,825,000	11/05/2023

#### 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













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** 

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)





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



8 White Lodge Ct DONVALE 3111 (REI)





Price: \$1,825,000 Method: Private Sale Date: 11/05/2023

Property Type: House (Res) Land Size: 4236 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



