

# 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

6/11 Cherry Grove, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$925,000

### Median sale price

Median price \$880,000 Property Type Unit Suburb Donvale

Period - From 01/04/2022 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	1/11 Cherry Gr DONVALE 3111	\$965,000	10/06/2023
2	3/1 Simla St MITCHAM 3132	\$951,000	04/05/2023
3	6/43-45 Mcdowall St MITCHAM 3132	\$830,000	20/05/2023

**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:

19/06/2023 08:29



4   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$850,000 - \$925,000

**Median Unit Price**

Year ending March 2023: \$880,000

## Comparable Properties



1/11 Cherry Gr DONVALE 3111 (REI)

Agent Comments

4   2   2

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 10/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 303 sqm approx



3/1 Simla St MITCHAM 3132 (REI/VG)

Agent Comments

3   3   2

**Price:** \$951,000

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** Townhouse (Res)

**Land Size:** 189 sqm approx



6/43-45 Mcdowall St MITCHAM 3132 (REI)

Agent Comments

3   1   2

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: (03) 9908 5700