

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 Elliot Close, Donvale Vic 3111

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/04/2023 to 31/03/2024 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	18 Murndal Dr DONVALE 3111	\$2,430,000	20/04/2024
2	19 Heads Rd DONVALE 3111	\$2,180,000	29/04/2024
3			

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:

23/05/2024 12:30



Property Type: House

Land Size: 4074 sqm approx

Agent Comments

Comparable Properties



18 Murndal Dr DONVALE 3111 (REI)

Agent Comments



Price: \$2,430,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 4094 sqm approx



19 Heads Rd DONVALE 3111 (REI)

Agent Comments



Price: \$2,180,000

Method: Sold Before Auction

Date: 29/04/2024

Property Type: House (Res)

Land Size: 4169 sqm approx

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.