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	6 Shirvington Place, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/07/2023	to	30/09/2023		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	12 The Elms DONVALE 3111	\$1,975,000	20/05/2023
2	19 Buvelot Wynd DONCASTER EAST 3109	\$1,880,000	21/10/2023
3	5 Mulsanne Way DONVALE 3111	\$1,800,000	16/10/2023

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:	13/11/2023 12:12





Indicative Selling Price







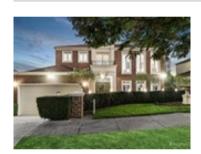


Property Type: House Land Size: 615 sqm approx **Agent Comments**

\$1,880,000 - \$1,980,000 **Median House Price**

September quarter 2023: \$1,650,000

Comparable Properties



12 The Elms DONVALE 3111 (REI/VG)





Price: \$1,975,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 541 sqm approx

Agent Comments



19 Buvelot Wynd DONCASTER EAST 3109

(REI)



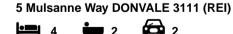


Price: \$1,880,000

Method: Auction Sale Date: 21/10/2023 Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments









Price: \$1,800,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: House (Res) Land Size: 533 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



