

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 Shirvington Place, Donvale Vic 3111

Indicative selling price

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

Range between \$1,880,000 & \$1,980,000

Median sale price

Median price \$1,650,000 Property 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



 4  2  5

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

Indicative Selling Price
\$1,880,000 - \$1,980,000
Median House Price
September quarter 2023: \$1,650,000

Comparable Properties



12 The Elms DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,975,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 541 sqm approx



19 Buvelot Wynd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,880,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 636 sqm approx



5 Mulsanne Way DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000
Method: Sold Before Auction
Date: 16/10/2023
Property Type: House (Res)
Land Size: 533 sqm approx

Account - Barry Plant | P: 03 9842 8888