Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address | 6 Sowter Court, Donvale Vic 3111 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,850,000 | & | \$1,900,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,750,000 | Pro | perty Type | House | | Suburb | Donvale |
|---------------|-------------|-----|------------|-------|--------|--------|---------|
| Period - From | 01/10/2023 | to | 31/12/2023 | | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| , | and the companion property | | 2410 01 0410 |
|---|--------------------------------|-------------|--------------|
| 1 | 15 White Lodge Ct DONVALE 3111 | \$2,315,000 | 25/11/2023 |
| 2 | 8 Stringers Rise DONVALE 3111 | \$2,300,000 | 17/08/2023 |
| 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: | 09/02/2024 11:56 |
|--|------------------|



Date of sale





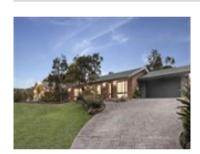


Property Type: House **Land Size:** 4061 sqm approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$1,900,000 Median House Price December quarter 2023: \$1,750,000

Comparable Properties



15 White Lodge Ct DONVALE 3111 (REI)

4





Price: \$2,315,000

Method: Expression of Interest

Date: 25/11/2023

Property Type: House (Res) **Land Size:** 4383 sqm approx

Agent Comments

8 Stringers Rise DONVALE 3111 (VG)





Agent Comments

Located inside the East Doncaster Secondary

Zone

Price: \$2,300,000 Method: Sale Date: 17/08/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4001 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.

Account - Barry Plant | P: 03 9842 8888



