

# 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

62 Valepark Drive, 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 \$1,700,000

&

\$1,800,000

### 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	100 Polaris Dr DONCASTER EAST 3109	\$1,752,800	01/02/2024
2	63 Melissa St DONVALE 3111	\$1,730,000	05/04/2024
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:

27/05/2024 12:28



5   2   2

**Property Type:** House

**Land Size:** 554 sqm approx

Agent Comments

## Comparable Properties



**100 Polaris Dr DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,752,800

**Method:** Private Sale

**Date:** 01/02/2024

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**63 Melissa St DONVALE 3111 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,730,000

**Method:** Sold Before Auction

**Date:** 05/04/2024

**Property Type:** House (Res)

**Land Size:** 779 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.