

# 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 63 Melissa Street, 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 \$1,490,000 & \$1,590,000

### Median sale price

Median price \$1,750,000 Property 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 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	13 Cameron CI DONVALE 3111	\$1,652,000	02/12/2023
2	34 Carbine St DONVALE 3111	\$1,633,000	27/02/2024
3	23 Melissa St DONVALE 3111	\$1,501,000	14/10/2023

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: 04/03/2024 12:07



 4
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**Property Type:**  
 Divorce/Estate/Family Transfers  
**Land Size:** 779 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,490,000 - \$1,590,000  
**Median House Price**  
 December quarter 2023: \$1,750,000

## Comparable Properties



13 Cameron CI DONVALE 3111 (REI/VG)

Agent Comments

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  2

**Price:** \$1,652,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



34 Carbine St DONVALE 3111 (REI)

Agent Comments

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**Price:** \$1,633,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



23 Melissa St DONVALE 3111 (REI/VG)

Agent Comments

 3
  2
  2

**Price:** \$1,501,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 763 sqm approx

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