Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode	Including suburb and	8 Parklands Close, Donvale Vic 3111
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,550,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/01/2024	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

Add	dress of comparable property	Price	Date of sale
1	6 Happy Valley Ct DONCASTER EAST 3109	\$1,560,000	17/02/2024
2	4 Pine Hill Dr DONCASTER EAST 3109	\$1,500,000	23/03/2024
3	2 Dwyer Ct DONVALE 3111	\$1,473,000	24/11/2023

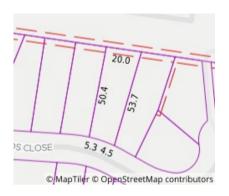
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/04/2024 10:00









Property Type: House Land Size: 902 sqm approx **Agent Comments**

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** March quarter 2024: \$1,550,000

Comparable Properties



6 Happy Valley Ct DONCASTER EAST 3109

(REI)

Price: \$1,560,000 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res) Land Size: 900 sqm approx

Agent Comments



4 Pine Hill Dr DONCASTER EAST 3109 (REI)

Price: \$1,500,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 790 sqm approx **Agent Comments**



2 Dwyer Ct DONVALE 3111 (REI/VG)

Price: \$1,473,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res) Land Size: 856 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



