

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

2/1137-1139 DONCASTER ROAD DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Donvale

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

22/1 BELLEVUE AVENUE DONCASTER EAST VIC 3109	\$605,000	13-Jul-24
4/126 MITCHAM ROAD DONVALE VIC 3111	\$645,000	31-Jul-24

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 6 months.

This Statement of Information was prepared on: 07 November 2024

**22/1 BELLEVUE AVENUE
DONCASTER EAST VIC 3109**

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Sold Price **\$605,000** Sold Date **13-Jul-24**Distance **1.14km****4/126 MITCHAM ROAD DONVALE
VIC 3111**

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Sold Price **\$645,000** Sold Date **31-Jul-24**Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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