

# 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

5/11 Cherry Grove, 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 \$770,000 & \$820,000

### Median sale price

Median price \$851,000 Property Type Unit 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	Price	Date of sale
1	2/21 Doncaster East Rd MITCHAM 3132	\$886,000	26/03/2024
2	12/21 Doncaster East Rd MITCHAM 3132	\$820,000	20/02/2024
3	5/132 Mitcham Rd DONVALE 3111	\$725,000	31/01/2024

**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:

22/04/2024 16:00



 3    2    1

**Property Type:** Townhouse (Res)

**Land Size:** 170 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$770,000 - \$820,000

**Median Unit Price**

March quarter 2024: \$851,000

## Comparable Properties

**2/21 Doncaster East Rd MITCHAM 3132 (REI)** [Agent Comments](#)

 3    3    1

**Price:** \$886,000

**Method:** Auction Sale

**Date:** 26/03/2024

**Property Type:** Townhouse (Res)



**12/21 Doncaster East Rd MITCHAM 3132 (REI)** [Agent Comments](#)

 3    2    1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Townhouse (Res)



**5/132 Mitcham Rd DONVALE 3111 (REI)** [Agent Comments](#)

 3    2    2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 31/01/2024

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888