

# 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 Allinga Place, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

### Median sale price

Median price \$1,642,000

Property Type House

Suburb Donvale

Period - From 16/12/2023

to 15/12/2024

Source Property Data

### 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	65 Polaris Dr DONCASTER EAST 3109	\$1,250,000	07/11/2024
2	4 Burge Ct DONCASTER EAST 3109	\$1,250,000	20/07/2024
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:

16/12/2024 11:59

2 Allinga Place, Donvale Vic 3111



 4  2  2

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

**Indicative Selling Price**  
\$1,200,000

**Median House Price**  
16/12/2023 - 15/12/2024: \$1,642,000

## Comparable Properties



**65 Polaris Dr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx



**4 Burge Ct DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** House (Res)  
**Land Size:** 729 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.

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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