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

117a Glenvale Road, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$980,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Donvale
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	11 Pembroke Ct RINGWOOD 3134	\$1,138,000	17/10/2024
2	2/46 Oliver St RINGWOOD 3134	\$930,000	10/08/2024
3	5/22 Unsworth Rd RINGWOOD NORTH 3134	\$980,000	12/07/2024

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:

30/10/2024 12:44









Property Type: Townhouse Land Size: 345 sqm approx Agent Comments

Indicative Selling Price \$980,000 - \$1,050,000 **Median Unit Price** September quarter 2024: \$830,000

Comparable Properties



11 Pembroke Ct RINGWOOD 3134 (REI) 2 2

2/46 Oliver St RINGWOOD 3134 (REI/VG)



Price: \$1,138,000 Method: Sold Before Auction Date: 17/10/2024 Property Type: House (Res) Land Size: 401 sqm approx

Agent Comments

Agent Comments



Price: \$930,000 Method: Auction Sale Date: 10/08/2024 Property Type: Townhouse (Res)



5/22 Unsworth Rd RINGWOOD NORTH 3134 Agent Comments (REI/VG)



Price: \$980.000 Method: Private Sale Date: 12/07/2024 Property Type: Townhouse (Single) Land Size: 209 sqm approx

Account - Barry Plant | P: 03 9842 8888





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