

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 consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Donvale

Period - From 01/07/2024 to 30/09/2024 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	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



 3
  2
  2

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)

Agent Comments

 3
  2
  2

Price: \$1,138,000

Method: Sold Before Auction

Date: 17/10/2024

Property Type: House (Res)

Land Size: 401 sqm approx



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

Agent Comments

 3
  2
  2

Price: \$930,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)



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

Agent Comments

 3
  2
  2

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