# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 312-314 Oban Road, Donvale Vic 3111

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,850,000									
Median sale price										
Median price	\$1,600,000	Property Type House		]	Suburb	Donvale				
Period - From	01/07/2024	to	30/09/2024		Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	308-310 Oban Rd DONVALE 3111	\$2,260,000	04/09/2024
2	113 Smedley Rd PARK ORCHARDS 3114	\$1,910,000	07/08/2024
3	157 Glenvale Rd DONVALE 3111	\$1,730,000	27/03/2024

OR

**B**<sup>\*</sup> 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:

02/12/2024 14:17









Property Type: House (Res) Land Size: 4029 sqm approx Agent Comments Indicative Selling Price \$1,850,000 Median House Price September quarter 2024: \$1,600,000

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.

# **Comparable Properties**

308-310 Oban Rd DONVALE 3111 (REI)   5 4   Price: \$2,260,000   Method: Private Sale   Date: 04/09/2024   Property Type: House (Res)   Land Size: 4047 sqm approx	Agent Comments
113 Smedley Rd PARK ORCHARDS 3114 (REI/VG) 4 2 2 2 Price: \$1,910,000 Method: Private Sale Date: 07/08/2024 Property Type: House (Res) Land Size: 4867 sqm approx	Agent Comments
157 Glenvale Rd DONVALE 3111 (REI/VG)   5 2   Price: \$1,730,000   Method: Private Sale   Date: 27/03/2024   Property Type: House   Land Size: 4148 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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