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^{*} 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.

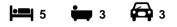
This Statement of Information was prepared on:

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.