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	8 Pescara Place, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,700,000 & $2,900,000

Median sale price

Median price $1,450,000 Property Type House Suburb Donvale

Period - From 01/10/2020 to 30/09/2021 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	10 One Tree Hill DONVALE 3111	$3,000,000	28/10/2021
2	74 Old Warrandyte Rd DONVALE 3111	$2,768,000	25/06/2021
3	15 Larne Av DONVALE 3111	$2,705,000	08/10/2021

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: 10/11/2021 14:34

8 Pescara Place, Donvale Vic 3111



5 2 4

Property Type:
Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
Year ending September 2021: $1,450,000

Comparable Properties



10 One Tree Hill DONVALE 3111 (REI)

4 3 2

Price: $3,000,000
Method: Private Sale
Date: 28/10/2021
Property Type: House
Land Size: 4001 sqm approx

Agent Comments



74 Old Warrandyte Rd DONVALE 3111 (REI/VG)

5 4 6

Price: $2,768,000
Method: Private Sale
Date: 25/06/2021
Property Type: House (Res)
Land Size: 5456 sqm approx

Agent Comments



15 Larne Av DONVALE 3111 (REI)

4 2 2

Price: $2,705,000
Method: Private Sale
Date: 08/10/2021
Property Type: House (Res)
Land Size: 4118 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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