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	6 Cresthaven Court, Donvale Vic 3111

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,586,000 Property Type House Suburb Donvale

Period - From 01/04/2021 to 31/03/2022 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	5 Illawong Dr DONVALE 3111	$2,475,000	20/05/2022
2	4 Dempster Ct DONVALE 3111	$2,100,000	27/05/2022
3			

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: 12/07/2022 16:10

6 Cresthaven Court, Donvale Vic 3111

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5 3 3

Property Type: House
Land Size: 2011 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending March 2022: $1,586,000

Comparable Properties



5 Illawong Dr DONVALE 3111 (REI)

4 2 2

Price: $2,475,000
Method: Private Sale
Date: 20/05/2022
Property Type: House (Res)
Land Size: 4001 sqm approx

Agent Comments



4 Dempster Ct DONVALE 3111 (REI)

4 3 2

Price: $2,100,000
Method: Private Sale
Date: 27/05/2022
Property Type: Rural Residential
Land Size: 4809 sqm approx

Agent Comments

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.

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