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	3 Nightingale Close, Donvale Vic 3111

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $1,542,500 Property Type House Suburb Donvale

Period - From 01/07/2022 to 30/06/2023 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 Daniel St DONVALE 3111	$1,776,000	26/08/2023
2	12 Melissa St DONVALE 3111	$1,700,000	23/09/2023
3	52 Valepark Dr DONVALE 3111	$1,665,000	13/09/2023

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: 28/09/2023 11:33

3 Nightingale Close, Donvale Vic 3111

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 808 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,700,000
Median House Price
Year ending June 2023: $1,542,500

Comparable Properties



10 Daniel St DONVALE 3111 (REI)

4 2 2

Price: $1,776,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



12 Melissa St DONVALE 3111 (REI)

4 2 2

Price: $1,700,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments



52 Valepark Dr DONVALE 3111 (REI)

5 3 2

Price: $1,665,000
Method: Private Sale
Date: 13/09/2023
Property Type: House (Res)
Land Size: 962 sqm approx

Agent Comments

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