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<br>Including suburb and postcode | 16 Carbine Street, Donvale Vic 3111 |

## Indicative selling price

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

Range between $1,550,000 & $1,650,000

## Median sale price

Median price $1,600,000 Property Type House Suburb Donvale

Period - From 01/04/2023 to 31/03/2024 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 | 53 Carbine St DONVALE 3111 | $1,678,000 | 18/05/2024 |
| 2 | 2 Mccubbin Tce DONCASTER EAST 3109 | $1,615,000 | 26/03/2024 |
| 3 | 2 Catherine Av DONCASTER EAST 3109 | $1,585,000 | 28/03/2024 |

**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: 20/05/2024 11:33

# 16 Carbine Street, Donvale Vic 3111

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



4 2 2

**Property Type:** House
**Land Size:** 765 sqm approx

Agent Comments

**Indicative Selling Price**
$1,550,000 - $1,650,000
**Median House Price**
Year ending March 2024: $1,600,000

## Comparable Properties



**53 Carbine St DONVALE 3111 (REI)**

4 2 2

**Price:** $1,678,000
**Method:** Auction Sale
**Date:** 18/05/2024
**Property Type:** House (Res)
**Land Size:** 773 sqm approx

Agent Comments



**2 Mccubbin Tce DONCASTER EAST 3109 (REI)**

4 2 4

**Price:** $1,615,000
**Method:** Private Sale
**Date:** 26/03/2024
**Property Type:** House (Res)
**Land Size:** 588 sqm approx

Agent Comments



**2 Catherine Av DONCASTER EAST 3109 (REI)**

4 2 2

**Price:** $1,585,000
**Method:** Private Sale
**Date:** 28/03/2024
**Property Type:** House
**Land Size:** 702 sqm approx

Agent Comments



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