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 Elliot Close, Donvale Vic 3111

Indicative selling price

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

Single price: $2,055,000

Median sale price

Median price: $1,656,000 Property Type: House Suburb: Donvale

Period - From: 01/07/2023 to: 30/06/2024 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	19 Heads Rd DONVALE 3111	$2,180,000	29/04/2024
2	8 Larne Av DONVALE 3111	$2,025,000	09/04/2024
3	6 Conos Ct DONVALE 3111	$1,955,000	23/02/2024

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: 06/08/2024 13:34

6 Elliot Close, Donvale Vic 3111

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5 2 4

Property Type: House
Land Size: 4074 sqm approx

Agent Comments

Indicative Selling Price
$2,055,000
Median House Price
Year ending June 2024: $1,656,000

Comparable Properties



19 Heads Rd DONVALE 3111 (REI/VG)

4 3 3

Price: $2,180,000
Method: Sold Before Auction
Date: 29/04/2024
Property Type: House (Res)
Land Size: 4169 sqm approx

Agent Comments



8 Larne Av DONVALE 3111 (REI)

5 2 3

Price: $2,025,000
Method: Expression of Interest
Date: 09/04/2024
Property Type: House (Res)
Land Size: 4250 sqm approx

Agent Comments



6 Conos Ct DONVALE 3111 (REI/VG)

4 2 2

Price: $1,955,000
Method: Private Sale
Date: 23/02/2024
Property Type: House
Land Size: 4034 sqm approx

Agent Comments

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