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	13 Michellan Court, Donvale Vic 3111

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,662,500 Property Type House Suburb Donvale

Period - From 01/04/2024 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	4 Leon Ct DONVALE 3111	$1,533,000	03/06/2024
2	15 Oregon Dr DONVALE 3111	$1,500,000	02/03/2024
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: 17/07/2024 17:15

13 Michellan Court, Donvale Vic 3111

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
June quarter 2024: $1,662,500

Comparable Properties



4 Leon Ct DONVALE 3111 (REI)

5 2 2

Price: $1,533,000
Method: Auction Sale
Date: 03/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



15 Oregon Dr DONVALE 3111 (REI/VG)

3 1 2

Price: $1,500,000
Method: Sold Before Auction
Date: 02/03/2024
Property Type: House (Res)
Land Size: 652 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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