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	14 Harris Road, Donvale Vic 3111

Indicative selling price

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

Range between $1,750,000 & $1,925,000

Median sale price

Median price $1,820,000 Property Type House Suburb Donvale

Period - From 01/01/2022 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.

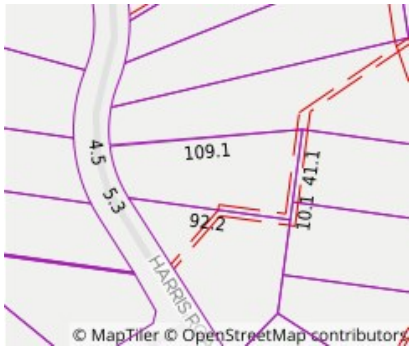
	Address of comparable property	Price	Date of sale
1	31 Heads Rd DONVALE 3111	$2,352,000	01/04/2022
2	82-84 Brucedale Cr PARK ORCHARDS 3114	$2,021,000	20/12/2021
3	19 Heads Rd DONVALE 3111	$1,774,000	25/03/2022

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: 19/04/2022 14:37

14 Harris Road, Donvale Vic 3111



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 4012 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,925,000
Median House Price
March quarter 2022: $1,820,000

Comparable Properties



31 Heads Rd DONVALE 3111 (REI)

4 3 6

Price: $2,352,000
Method: Private Sale
Date: 01/04/2022
Property Type: House (Res)
Land Size: 4068 sqm approx

Agent Comments



82-84 Brucedale Cr PARK ORCHARDS 3114 (REI)

4 2 4

Price: $2,021,000
Method: Private Sale
Date: 20/12/2021
Property Type: House
Land Size: 4153 sqm approx

Agent Comments



19 Heads Rd DONVALE 3111 (REI)

4 2 3

Price: $1,774,000
Method: Private Sale
Date: 25/03/2022
Property Type: House
Land Size: 4175 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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