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	4-6 Garden Road, Donvale Vic 3111

Indicative selling price

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

Range between $2,950,000 & $3,245,000

Median sale price

Median price $1,450,000 Property Type House Suburb Donvale

Period - From 01/10/2020 to 30/09/2021 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	34 Mcgowans Rd DONVALE 3111	$3,260,000	26/06/2021
2	149-151 Mcgowans Rd DONVALE 3111	$3,125,000	09/10/2021
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: 17/11/2021 11:09

4-6 Garden Road, Donvale Vic 3111



5 2 7

Rooms: 9
Property Type: House
Land Size: 4324 sqm approx

Agent Comments

Indicative Selling Price
$2,950,000 - $3,245,000
Median House Price
Year ending September 2021: $1,450,000

Comparable Properties



34 Mcgowans Rd DONVALE 3111 (REI/VG)

4 2 3

Price: $3,260,000
Method: Sold Before Auction
Date: 26/06/2021
Property Type: House (Res)
Land Size: 4000 sqm approx

Agent Comments



149-151 Mcgowans Rd DONVALE 3111 (REI)

5 4 2

Price: $3,125,000
Method: Private Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 5399 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.

Account - Hoskins | P: 98747677, 9722 9755

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