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	36 Oregon Drive, Donvale Vic 3111

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	17 Cerberus St DONVALE 3111	$1,351,000	07/09/2024
2	98 Blackburn Rd DONCASTER EAST 3109	$1,400,000	21/08/2024
3	29 Cerberus St DONVALE 3111	$1,422,000	11/05/2024

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: 10/09/2024 14:58

36 Oregon Drive, Donvale Vic 3111

Sam Kocuk
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5 2 2

Property Type: House
Land Size: 845 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2024: $1,662,500

Comparable Properties



17 Cerberus St DONVALE 3111 (REI)

3 2 2

Price: $1,351,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



98 Blackburn Rd DONCASTER EAST 3109 (REI)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 815 sqm approx

Agent Comments



29 Cerberus St DONVALE 3111 (REI/VG)

4 2 3

Price: $1,422,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

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