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	40 Heads Road, Donvale Vic 3111

Indicative selling price

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

Range between $2,750,000 & $3,000,000

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	16 Tandarook Cr DONVALE 3111	$2,602,000	28/03/2024
2	43 Larne Av DONVALE 3111	$2,751,000	30/03/2024
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: 02/09/2024 14:04

40 Heads Road, Donvale Vic 3111

Dallas Taylor
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4 3 3

Property Type: House
Land Size: 4048 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000 - $3,000,000
Median House Price
June quarter 2024: $1,662,500

Comparable Properties



16 Tandarook Cr DONVALE 3111 (REI/VG)

4 4 4

Price: $2,602,000
Method: Private Sale
Date: 28/03/2024
Property Type: House (Res)
Land Size: 4288 sqm approx

Agent Comments



43 Larne Av DONVALE 3111 (REI/VG)

5 4 3

Price: $2,751,000
Method: Private Sale
Date: 30/03/2024
Property Type: House (Res)
Land Size: 6060 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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