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	44 Larne Avenue, Donvale Vic 3111

Indicative selling price

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

Range between $3,300,000 & $3,600,000

Median sale price

Median price $1,600,000 Property Type House Suburb Donvale

Period - From 01/07/2024 to 30/09/2024 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	40 Heads Rd DONVALE 3111	$2,975,000	18/09/2024
2	104 Mcgowans Rd DONVALE 3111	$2,950,000	14/08/2024
3	8 Mullum Dr DONVALE 3111	$3,040,000	04/05/2024

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: 23/10/2024 14:22

44 Larne Avenue, Donvale Vic 3111



5 4 3

Property Type: House
Land Size: 4966 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000 - $3,600,000
Median House Price
September quarter 2024: $1,600,000

Comparable Properties



40 Heads Rd DONVALE 3111 (REI)

4 3 3

Price: $2,975,000
Method: Expression of Interest
Date: 18/09/2024
Property Type: House (Res)
Land Size: 4048 sqm approx

Agent Comments



104 Mcgowans Rd DONVALE 3111 (REI)

5 3 2

Price: $2,950,000
Method: Private Sale
Date: 14/08/2024
Property Type: House (Res)
Land Size: 3330 sqm approx

Agent Comments



8 Mullum Dr DONVALE 3111 (REI)

4 3 4

Price: $3,040,000
Method: Private Sale
Date: 04/05/2024
Property Type: House
Land Size: 3967 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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