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	4/354 SPRINGVALE ROAD DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,150,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,494,000	Property type	Other	Suburb	Donvale
Period-from	29 Dec 2023	to	29 Jun 2024	Source	Corelogic

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 6 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
2/18 CHIPPEWA AVENUE DONVALE VIC 3111	$1,024,000	19-May-24
4/137 BLACKBURN ROAD DONCASTER EAST VIC 3109	$1,119,000	29-Jan-24
3/7-9 ARANGA CRESCENT DONVALE VIC 3111	$1,135,000	24-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 29 June 2024