

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

56 Valepark Drive, Donvale 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

\$*1,300,000

or range between

&

Median sale price

Median price

\$1,358,000

*House

*Unit

Suburb

Donvale

Period - From

01/June/20

to

25/June/21

Source

realestate.com.au

Comparable property sales

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
407 Serpells Terrace, Donvale	\$1,267,000	20/Feb/21
1/445 Serpells Terrace, Donvale	\$1,435,000	26/Jun/21
77 Valepark Drive, Donvale	\$1,735,000	17/Apr/21

~~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.~~