

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

8/22 Powers Street, Donvale Vic 3111

Indicative selling price

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

Single price

\$959,999

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Donvale

Period - From

25/11/2018

to

24/11/2019

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	1/21a Leslie St DONVALE 3111	\$970,000	05/10/2019
2	2/21 Banool Qdrnt DONCASTER EAST 3109	\$951,000	23/10/2019
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:

25/11/2019 13:45



 4  2  2

Property Type: Townhouse (Res)

Land Size: 210 sqm approx

Agent Comments

Indicative Selling Price

\$959,999

Median House Price

25/11/2018 - 24/11/2019: \$1,220,000

Comparable Properties



1/21a Leslie St DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$970,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Townhouse (Single)



2/21 Banool Qdrnt DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$951,000

Method: Private Sale

Date: 23/10/2019

Rooms: 5

Property Type: Townhouse (Single)

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.