first national REAL ESTATE | Bill Schlink
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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode [redacted]

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,295,000 | House X | ~~Unit~~ | Suburb or locality Donvale

Period - From 01/07/2017 to 30/06/2018 | Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	5 William St DONVALE 3111	$1,225,000	28/04/2018
2	14 Jolen Ct DONVALE 3111	$1,220,000	08/09/2018
3	1 Sandra Ct DONVALE 3111	$1,200,000	19/06/2018

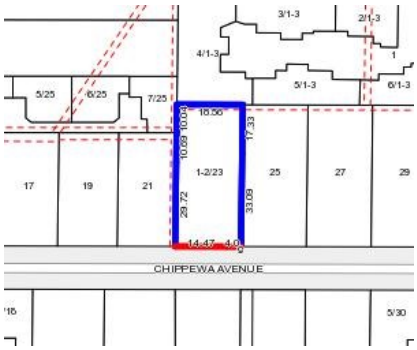
OR

~~B*~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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3 1 0

Rooms:
Property Type: House (Res)
Land Size: 940 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
Year ending June 2018: $1,295,000

Comparable Properties



5 William St DONVALE 3111 (REI)

3 2 1

Price: $1,225,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 877 sqm approx

Agent Comments



14 Jolen Ct DONVALE 3111 (REI)

4 3 2

Price: $1,220,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



1 Sandra Ct DONVALE 3111 (REI)

4 3 2

Price: $1,200,000
Method: Private Sale
Date: 19/06/2018
Rooms: 7
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments

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