

## 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

85 Glenvale Road, Donvale Vic 3111

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&amp;

\$825,000

## Median sale price

Median price \$1,195,000

House

X

Suburb

Donvale

Period - From 01/01/2017

to

31/03/2017

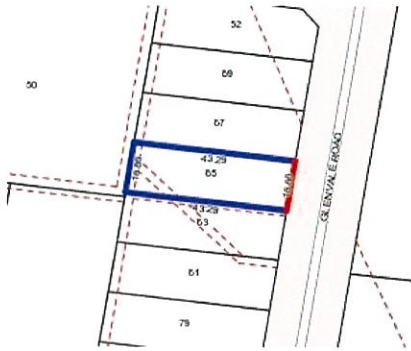
Source

REIV

## Comparable property sales

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
41 Cantala Cr RINGWOOD NORTH 3134	\$850,000	09/06/2017
36 Cantala Cr RINGWOOD NORTH 3134	\$805,000	01/04/2017
23 Glenvale Rd DONVALE 3111	\$775,000	04/03/2017



**Rooms:**

**Property Type:** House

**Land Size:** 725.5 sqm

**Agent Comments**

## Comparable Properties



**41 Cantala Cr RINGWOOD NORTH 3134 (REI)**

**Agent Comments**



**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 09/06/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 556 sqm

*Price advised by neighbour*



**36 Cantala Cr RINGWOOD NORTH 3134 (REI)**

**Agent Comments**



**Price:** \$805,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 565.60 sqm



**23 Glenvale Rd DONVALE 3111 (REI)**

**Agent Comments**



**Price:** \$775,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** 8

**Property Type:** House (Res)