

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	23 Powers Street, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,305,000	Hou	ise X	Unit		Suburb	Donvale
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	13 Hillcrest Ct DONVALE 3111	\$1,300,000	11/07/2017
2	2 Greenview CI DONVALE 3111	\$1,280,000	10/06/2017
3	437 Serpells Tce DONVALE 3111	\$1,200,000	25/03/2017

OR

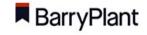
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House

Land Size: 704.266 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** June quarter 2017: \$1,305,000

Comparable Properties



13 Hillcrest Ct DONVALE 3111 (VG)



Price: \$1,300,000 Method: Sale Date: 11/07/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments



2 Greenview CI DONVALE 3111 (REI)



Price: \$1,280,000 Method: Auction Sale Date: 10/06/2017 Rooms: 10

Property Type: House (Res) Land Size: 681 sqm approx

Agent Comments



437 Serpells Tce DONVALE 3111 (REI/VG)





Price: \$1,200,000 Method: Auction Sale Date: 25/03/2017

Rooms: 7

Property Type: House (Res) Land Size: 787 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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