

## 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

23 Powers Street, 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 \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$1,305,000 House 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.

	Address of comparable property	Price	Date of sale
1	13 Hillcrest Ct DONVALE 3111	\$1,300,000	11/07/2017
2	2 Greenview Cl 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)**

Agent Comments

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**Price:** \$1,300,000**Method:** Sale**Date:** 11/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 725 sqm approx**2 Greenview Ct DONVALE 3111 (REI)**

Agent Comments

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**Price:** \$1,280,000**Method:** Auction Sale**Date:** 10/06/2017**Rooms:** 10**Property Type:** House (Res)**Land Size:** 681 sqm approx**437 Serpells Tce DONVALE 3111 (REI/VG)**

Agent Comments

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**Price:** \$1,200,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 787 sqm approx