

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

416 Serpells Terrace, Donvale Vic 3111

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,305,000

House X

Suburb Donvale

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 375 sqm approx
Agent Comments

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

Comparable Properties



1/6 Bullock Ct DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,212,500
Method: Private Sale
Date: 03/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 305 sqm approx



3 Hampton CI TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,212,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 309 sqm approx

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.