

## 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 Astelot Drive, 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

\$790,000

&

\$850,000

#### Median sale price

Median price

\$1,125,000

House

X

Unit

Suburb

Donvale

Period - From

01/01/2019

to

31/03/2019

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 | 2 Kendall St NUNAWADING 3131   | \$850,000 | 17/12/2018   |
| 2 | 81 Roy St DONVALE 3111         | \$812,000 | 27/04/2019   |
| 3 | 140 Tunstall Rd DONVALE 3111   | \$800,000 | 11/04/2019   |

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 719.699 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median House Price**  
March quarter 2019: \$1,125,000

## Comparable Properties

### 2 Kendall St NUNAWADING 3131 (VG)

**Agent Comments**



**Price:** \$850,000  
**Method:** Sale  
**Date:** 17/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



### 81 Roy St DONVALE 3111 (REI)

**Agent Comments**



**Price:** \$812,000  
**Method:** Auction Sale  
**Date:** 27/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



### 140 Tunstall Rd DONVALE 3111 (REI)

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 11/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 717 sqm approx