

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

14 Amys Grove, Donvale Vic 3111

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,337,500

House

X

Unit

Suburb Donvale

Period - From 01/10/2017

to

31/12/2017

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 Highland Av MITCHAM 3132	\$1,080,000	17/08/2017
2	41 Venice Av MITCHAM 3132	\$1,050,000	25/11/2017
3	11 Glen Rd MITCHAM 3132	\$1,041,000	30/08/2017

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 393 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 December quarter 2017: \$1,337,500

Comparable Properties



13 Highland Av MITCHAM 3132 (REI)

Agent Comments

 4  2  -

Price: \$1,080,000
Method: Private Sale
Date: 17/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 697 sqm approx



41 Venice Av MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 535 sqm approx



11 Glen Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,041,000
Method: Auction Sale
Date: 30/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 430 sqm approx