

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

2/16 Florence Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$778,000 Property Type Unit Suburb Donvale

Period - From 01/10/2020 to 31/12/2020 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	1/4 Quarry Rd MITCHAM 3132	\$700,000	16/11/2020
2	1/28 Argyle St DONVALE 3111	\$658,000	02/02/2021
3	12/2 Chippewa Av MITCHAM 3132	\$650,000	25/02/2021

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.~~

This Statement of Information was prepared on:

23/03/2021 10:12

2/16 Florence Avenue, Donvale Vic 3111



Adrian Nyariri

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Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

December quarter 2020: \$778,000



2 1 1

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 248 sqm approx

Agent Comments

Comparable Properties



1/4 Quarry Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 16/11/2020

Property Type: Unit

Land Size: 264 sqm approx



1/28 Argyle St DONVALE 3111 (REI/VG)

Agent Comments

3 1 -

Price: \$658,000

Method: Private Sale

Date: 02/02/2021

Property Type: Unit



12/2 Chippewa Av MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 25/02/2021

Property Type: Unit

Land Size: 193 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.