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

2/22 Powers Street, Donvale Vic 3111

Indicative selling price

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

Range between $995,000 & $1,085,000

Median sale price

Median price $909,500	Property Type Unit	Suburb Donvale
Period - From 01/04/2021 to 30/06/2021	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.~~
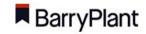
	Address of comparable property	Price	Date of sale
1	2/21 Banool Qdrnt DONCASTER EAST 3109	$1,065,000	01/07/2021
2	4/226 Blackburn Rd DONCASTER EAST 3109	$1,000,000	06/04/2021
3			

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: 03/08/2021 11:28

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BarryPlant

🛏 3   🛁 2   🚗 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
$995,000 - $1,085,000
Median Unit Price
June quarter 2021: $909,500

Comparable Properties

2/21 Banool Qdrnt DONCASTER EAST 3109 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,065,000
Method: Expression of Interest
Date: 01/07/2021
Property Type: Townhouse (Res)

Agent Comments

4/226 Blackburn Rd DONCASTER EAST 3109 (REI/VG)

🛏 4   🛁 4   🚗 2

Price: $1,000,000
Method: Private Sale
Date: 06/04/2021
Property Type: Townhouse (Single)

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888