

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	31 Powers Street, Donvale Vic 3111
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,334,000	House	X	Unit		Suburb	Donvale
Period - From	01/07/2018	to	30/09/2018	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	14a Wiarando Ct DONCASTER EAST 3109	\$1,350,000	27/11/2018
2	5 Long Valley Way DONCASTER EAST 3109	\$1,350,000	22/09/2018
3	8 Hillcrest Ct DONVALE 3111	\$1,310,000	19/11/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 630 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2018: \$1,334,000

Comparable Properties

**14a Wiarando Ct DONCASTER EAST 3109 (REI)**

Agent Comments

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Price: \$1,350,000**Method:** Auction Sale**Date:** 27/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 540 sqm approx**5 Long Valley Way DONCASTER EAST 3109 (REI)**

Agent Comments

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Price: \$1,350,000**Method:** Auction Sale**Date:** 22/09/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 656 sqm approx**8 Hillcrest Ct DONVALE 3111 (REI)**

Agent Comments

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Price: \$1,310,000**Method:** Private Sale**Date:** 19/11/2018**Rooms:** -**Property Type:** House**Land Size:** 685 sqm approx