

## 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

100 Glenvale Road, Donvale Vic 3111

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$789,000

#### Median sale price

Median price

\$1,317,500

House

X

Unit

Suburb

Donvale

Period - From

01/10/2018

to

31/12/2018

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	2 Athelstane Dr RINGWOOD NORTH 3134	\$800,000	23/11/2018
2	59 Chippewa Av DONVALE 3111	\$775,100	20/11/2018
3	57 Glenvale Rd DONVALE 3111	\$765,000	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.

 3+1
  2
  1

Rooms:

Property Type: House

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$789,000

Median House Price

December quarter 2018: \$1,317,500

## Comparable Properties


**2 Athelstane Dr RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments

 4
  2
  2

Price: \$800,000

Method: Private Sale

Date: 23/11/2018

Rooms: -

Property Type: House

Land Size: 794 sqm approx


**59 Chippewa Av DONVALE 3111 (REI/VG)**

Agent Comments

 4
  2
  1

Price: \$775,100

Method: Expression of Interest

Date: 20/11/2018

Rooms: 8

Property Type: House

Land Size: 650 sqm approx


**57 Glenvale Rd DONVALE 3111 (REI/VG)**

Agent Comments

 3
  2
  2

Price: \$765,000

Method: Private Sale

Date: 19/11/2018

Rooms: -

Property Type: House

Land Size: 725 sqm approx