

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	100 Glenvale Road, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,317,500	Hou	ise X	Unit		Suburb	Donvale
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

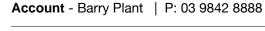
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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

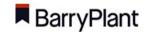
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)

└── 4 **└**── 2 **⟨**

Price: \$800,000 Method: Private Sale Date: 23/11/2018 Rooms: -

Property Type: House **Land Size:** 794 sqm approx

Agent Comments



59 Chippewa Av DONVALE 3111 (REI/VG)

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4 📥 2

Price: \$775.100

Method: Expression of Interest

Date: 20/11/2018 **Rooms:** 8

Property Type: House **Land Size:** 650 sqm approx

Agent Comments



57 Glenvale Rd DONVALE 3111 (REI/VG)

— 3 **—** 2 **—** 2

Price: \$765,000 **Method:** Private Sale **Date:** 19/11/2018

Rooms: -

Property Type: House Land Size: 725 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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