

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

18 Florence Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,400,000

Property Type House

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	3 Pictor Ct DONVALE 3111	\$1,090,000	20/10/2020
2	18 Evandale Av NUNAWADING 3131	\$1,049,500	28/11/2020
3	428 Springfield Rd MITCHAM 3132	\$1,025,000	18/12/2020

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:

11/04/2021 16:15



 4  2  1

Property Type: House (Res)

Land Size: 729 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2020: \$1,400,000

Comparable Properties



3 Pictor Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,090,000

Method: Private Sale

Date: 20/10/2020

Property Type: House (Res)

Land Size: 653 sqm approx



18 Evandale Av NUNAWADING 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,049,500

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 665 sqm approx



428 Springfield Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  3

Price: \$1,025,000

Method: Sold Before Auction

Date: 18/12/2020

Property Type: House (Res)

Land Size: 686 sqm approx