

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

14 Powers Street, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,040,000

Property Type

Townhouse

Suburb

Donvale

Period - From

29/06/2022

to

28/06/2023

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	63 Morello Ccl DONCASTER EAST 3109	\$1,280,000	17/02/2023
2	2/23 Banool Qdrnt DONCASTER EAST 3109	\$1,223,000	09/03/2023
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:

29/06/2023 11:01



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



**63 Morello Ccl DONCASTER EAST 3109
(REI/VG)**

Agent Comments

 5  3  2

Price: \$1,280,000

Method: Private Sale

Date: 17/02/2023

Property Type: House

Land Size: 250 sqm approx



**2/23 Banool Qdrnt DONCASTER EAST 3109
(REI/VG)**

Agent Comments

 3  2  2

Price: \$1,223,000

Method: Private Sale

Date: 09/03/2023

Property Type: Townhouse (Single)

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.