

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

73 Darvall Street, Donvale Vic 3111

Indicative selling price

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

Range between \$915,000

&

\$965,000

Median sale price

Median price \$1,207,900

House

X

Unit

Suburb Donvale

Period - From 01/07/2017

to

30/09/2017

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	68 Springvale Rd NUNAWADING 3131	\$960,000	27/05/2017
2	27 Glen Rd MITCHAM 3132	\$958,888	21/10/2017
3	16 Lindsay Av NUNAWADING 3131	\$910,000	01/07/2017

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.~~



Rooms:

Property Type: House (Res)

Land Size: 740 sqm approx

Agent Comments

Comparable Properties



68 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 765 sqm approx



27 Glen Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$958,888

Method: Auction Sale

Date: 21/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 700 sqm approx



16 Lindsay Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 585 sqm approx