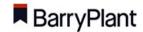
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prop	erty offere	ed for s	ale									
Address Including suburb and postcode					gowans Road, Donvale Vic 3111							
Indic	ative selli	ng pric	e									
For th	e meaning	of this p	rice see	con	sumer.vic.go	v.au/ι	underquo	ting				
Range between \$1,550			0,000		&	&		\$1,650,000				
Media	an sale pr	ice										
Me	dian price	\$1,590,5	500	Pro	roperty Type Hou		е	Su		Donvale		
Period - From 01/1		01/10/2	/2021 t		31/12/2021		Source REIV		REIV			
Com	parable pr	operty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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												
3												
OR												
<b>B</b> * The estate agent or agent's representative reasonably believes that fewer than three conproperties were sold within two kilometres of the property for sale in the last six months.												
This Statement of Information was prepared on:								on:	10/03/2022 12:33			









**Property Type:** House **Land Size:** 4359 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price

December quarter 2021: \$1,590,500

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 9842 8888



