

## 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

7 Colwyn Court, Donvale Vic 3111

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$950,000

&

\$1,045,000

#### Median sale price

Median price \$1,195,000

House X

Suburb Donvale

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
88 Darvall St DONVALE 3111	\$971,000	25/02/2017
40 Martha St DONVALE 3111	\$1,040,000	26/11/2016
3 Rowallan Ct DONCASTER EAST 3109	\$965,000	16/11/2016



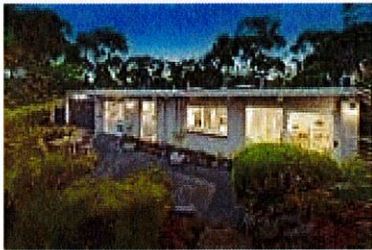


 4  2 

**Rooms:**  
**Property Type:** House  
**Land Size:** 727  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
March quarter 2017: \$1,195,000

## Comparable Properties

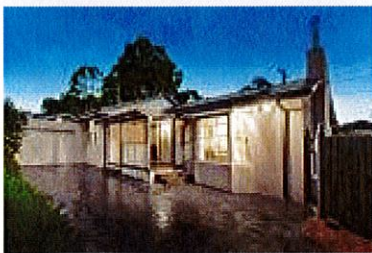


**88 Darvall St DONVALE 3111 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$971,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 652 sqm



**40 Martha St DONVALE 3111 (REI/VG)**

**Agent Comments**

 4  1  1

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 26/11/2016  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 646 sqm



**3 Rowallan Ct DONCASTER EAST 3109 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$965,000  
**Method:** Sale  
**Date:** 16/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 783 sqm