first national REAL ESTATE | Bill Schlink

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: ADDRESS AVAILABLE UPON REQUEST

Indicative selling price

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

Single price: $950,000

Median sale price

Median price: $1,282,500 | House: X | ~~Unit~~: | Suburb: Donvale

Period - From: 01/01/2018 | to: 31/03/2018 | 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	4 Monterey Cr DONVALE 3111	$1,160,000	29/01/2018
2	1/31 Harrison St MITCHAM 3132	$1,130,000	25/01/2018
3	23 Underwood Dr DONVALE 3111	$1,105,000	09/12/2017

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



5 2 2

Rooms:
Property Type: House
Land Size: 654.142 sqm approx

Agent Comments

Huge shed.

Indicative Selling Price
$950,000
Median House Price
March quarter 2018: $1,282,500

Comparable Properties



4 Monterey Cr DONVALE 3111 (REI)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 29/01/2018
Rooms: 7
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



1/31 Harrison St MITCHAM 3132 (REI)

4 2 2

Price: $1,130,000
Method: Private Sale
Date: 25/01/2018
Rooms: 6
Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments



23 Underwood Dr DONVALE 3111 (REI)

4 2 2

Price: $1,105,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 10
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

REIV propertydata.com.au

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