

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

19 Adelyn Avenue, Donvale Vic 3111

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,300,000

House

X

Unit

Suburb

Donvale

Period - From

01/10/2017

to

30/09/2018

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	2/13 Rangeview Rd DONVALE 3111	\$867,000	08/09/2018
2	10 Gonyah Rd BLACKBURN NORTH 3130	\$860,000	01/09/2018
3	1 Killeen Av BLACKBURN NORTH 3130	\$824,500	23/09/2018

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.



3 1 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



2/13 Rangeview Rd DONVALE 3111 (REI)

Agent Comments

3 2 2

Price: \$867,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: Unit



10 Gonyah Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$860,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)



1 Killeen Av BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$824,500

Method: Private Sale

Date: 23/09/2018

Rooms: 4

Property Type: House

Land Size: 530 sqm approx