

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

18 Illawong Drive, Donvale Vic 3111

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,638,000

Median sale price

Median price \$1,334,000

House

X

Unit

Suburb Donvale

Period - From 01/07/2018

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		
3		

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.

18 Illawong Drive, Donvale Vic 3111

**Jellis
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Indicative Selling Price

\$2,638,000

Median House Price

September quarter 2018: \$1,334,000



 5  4  2

Rooms: 10

Property Type: House

Land Size: 3987 sqm approx

Agent Comments

Comparable Properties



1 Larne Av DONVALE 3111 (REI/VG)

Agent Comments

 5  3  6

Price: \$2,530,000

Method: Private Sale

Date: 09/06/2018

Rooms: 8

Property Type: House

Land Size: 4145 sqm approx

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.