

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

17 Glika Street, Donvale Vic 3111

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	23 Astelot Dr DONVALE 3111	\$850,200	26/06/2019
2	14 Darvall St DONVALE 3111	\$845,000	22/06/2019
3	81 Roy St DONVALE 3111	\$812,000	27/04/2019

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 Year ending June 2019: \$1,290,000

## Comparable Properties



**23 Astelot Dr DONVALE 3111 (REI)**

Agent Comments



**Price:** \$850,200  
**Method:** Sold Before Auction  
**Date:** 26/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



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

Agent Comments



**Price:** \$845,000  
**Method:** Sold After Auction  
**Date:** 22/06/2019  
**Rooms:** 5  
**Property Type:** House



**81 Roy St DONVALE 3111 (REI/VG)**

Agent Comments



**Price:** \$812,000  
**Method:** Auction Sale  
**Date:** 27/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx