

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

441 Serpells Terrace, Donvale, VIC 3111

INDICATIVE SELLING PRICE

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

Single Price \$1,450,000

MEDIAN SALE PRICE

Median price \$1,290,000 | House | Donvale (3111)

Period - From 1 March 2018 to 1 March 2019 | Source - realestate

COMPARABLE PROPERTY SALES

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
6 GUILDFORD DRIVE, DONCASTER EAST VIC 3109	\$1,433,888	13/04/2019
121 LANDSCAPE DRIVE, DONCASTER EAST VIC 3109	\$1,522,500	04/08/2018
3 LINFORD CLOSE, DONVALE VIC 3111	\$1,592,000	14/12/2018