

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

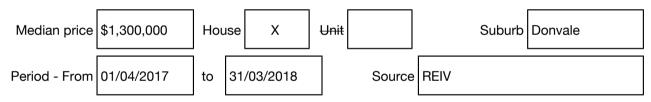
1&2/25 Florence Avenue, Donvale Vic 3111

Indicative selling price

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

 Range between
 \$1,220,000
 &
 \$1,280,000

Median sale price



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 sixmonths 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

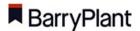
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888

propertydata

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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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$1,220,000 - \$1,280,000 Median House Price Year ending March 2018: \$1,300,000

Comparable Properties

1/18 Talford St DONCASTER EAST 3109 (REI) 4 2 2 2 Price: \$1,270,000 Method: Private Sale Date: 04/01/2018 Rooms: 6 Property Type: Townhouse (Res) Land Size: 299 sqm approx	Agent Comments
2b Junction Rd BLACKBURN NORTH 3130 (REI) 3 2 2 1 Price: \$1,100,000 Method: Sold Before Auction Date: 06/12/2017 Rooms: - Property Type: Townhouse (Res)	Agent Comments

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