

## 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,220,000

&

\$1,280,000

#### Median sale price

Median price

\$1,300,000

House

X

Unit

Suburb

Donvale

Period - From

01/04/2017

to

31/03/2018

Source

REIV

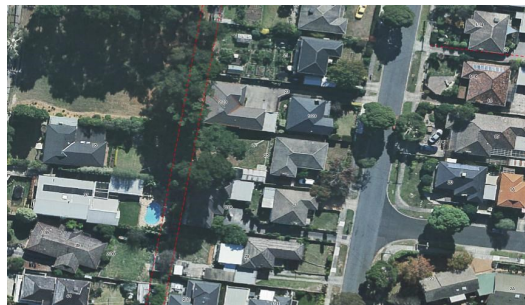
#### Comparable property sales (\*Delete A or B below as applicable)

**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.



4   2   2

**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)   Agent Comments

4   2   2

**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 04/01/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 299 sqm approx



2b Junction Rd BLACKBURN NORTH 3130 (REI)   Agent Comments

3   2   1

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)

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.