

# STATEMENT OF INFORMATION

32 ASTELLOT DRIVE, DONVALE, VIC

PREPARED BY JIMMY KOK , IHOMES REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 ASTELOT DRIVE, DONVALE, VIC**

 3  2  1

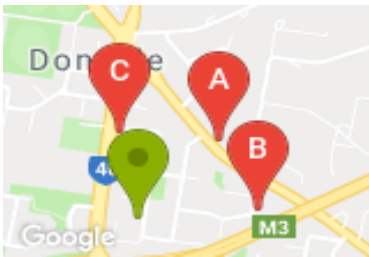
**Indicative Selling Price**

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

**Price Range: \$950,000 to \$1,040,000**

Provided by: Reception , iHomes Real Estate

## MEDIAN SALE PRICE



**DONVALE, VIC, 3111**

Suburb Median Sale Price (House)

**\$1,202,000**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**115 MITCHAM RD, DONVALE, VIC 3111**

 3  1  1

**Sale Price**

**\$1,060,000**

Sale Date: 24/02/2018

Distance from Property: 378m



**22 WILLIAM ST, DONVALE, VIC 3111**

 5  2  2

**Sale Price**

**\*\*\$976,000**

Sale Date: 20/06/2018

Distance from Property: 388m



**2 ASTELOT DR, DONVALE, VIC 3111**

 4  2  2

**Sale Price**

**\*\*\$1,115,000**

Sale Date: 31/05/2018

Distance from Property: 317m



This report has been compiled on 31/07/2018 by iHomes Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 ASTELOT DRIVE, DONVALE, VIC

### Indicative selling price

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

Price Range: \$950,000 to \$1,040,000

### Median sale price

Median price \$1,202,000

House

Unit

Suburb

DONVALE

Period 01 July 2017 to 30 June 2018

Source

 pricfinder

### 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
115 MITCHAM RD, DONVALE, VIC 3111	\$1,060,000	24/02/2018
22 WILLIAM ST, DONVALE, VIC 3111	**\$976,000	20/06/2018
2 ASTELOT DR, DONVALE, VIC 3111	**\$1,115,000	31/05/2018