

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 4a 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)

Single price \$1,650,000

**Median sale price**

Median price \$1,542,500

Property Type House

Suburb Donvale

Period - From 01/07/2022

to 30/06/2023

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	80 Tunstall Rd DONVALE 3111	\$1,734,000	09/03/2023
2	19 Fellows St MITCHAM 3132	\$1,680,000	02/08/2023
3	22 William St DONVALE 3111	\$1,633,000	23/06/2023

**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.~~

This Statement of Information was prepared on:

16/08/2023 12:50

4a Florence Avenue, Donvale Vic 3111



first national  
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

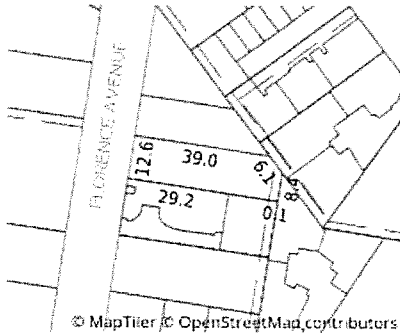
isaac@billschlink.com.au

**Indicative Selling Price**

\$1,650,000

**Median House Price**

Year ending June 2023: \$1,542,500



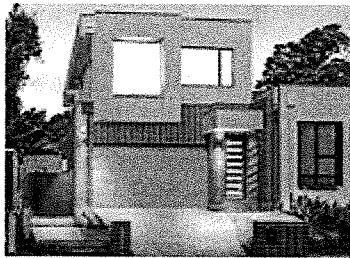
5 2 4

**Property Type:** House

**Land Size:** 537 sqm approx

**Agent Comments**

## Comparable Properties



**80 Tunstall Rd DONVALE 3111 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,734,000

**Method:** Private Sale

**Date:** 09/03/2023

**Property Type:** Townhouse (Res)



**19 Fellows St MITCHAM 3132 (REI)**

**Agent Comments**

3 2 2

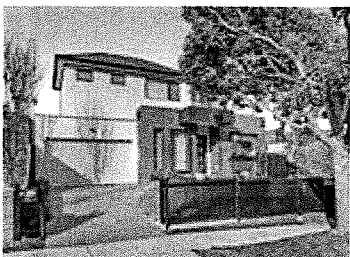
**Price:** \$1,680,000

**Method:** Sold Before Auction

**Date:** 02/08/2023

**Property Type:** House (Res)

**Land Size:** 446 sqm approx



**22 William St DONVALE 3111 (REI)**

**Agent Comments**

5 4 2

**Price:** \$1,633,000

**Method:** Sold Before Auction

**Date:** 23/06/2023

**Property Type:** House (Res)

**Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241**



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