Donvale
67 Mitcham Road
Donvale VIC 3111
Telephone 03 9874 7677
Facsimile 03 9874 6292

Croydon
142 Maroondah Highway
Croydon VIC 3136
Telephone 03 9722 9755
Facsimile 03 9723 1755

Email info@hoskins.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	40 Astelot Drive Donvale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$795,000	&	$870,000

Median sale price

(*Delete house or unit as applicable)

Median price	$985,750	*House	x	*Unit		Suburb	Donvale
Period - From	1st Jan.17	to	31st March 17			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 23 Glenvale Road Donvale	$775,000	4/3/2017
2 12 Lisbeth Avenue Donvale	$801,000	16/12/2016
3 48 Darvall Street Donvale	$870,000	12/12/2016

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.