

## 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

49-51 Beckett Road, 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

\$2,500,000

&

\$2,750,000

#### Median sale price

Median price

\$1,300,000

House

X

Unit

Suburb

Donvale

Period - From

01/10/2017

to

30/09/2018

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.



 5    3    6

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 4001 sqm approx

Agent Comments

## Comparable Properties



1 Larne Av DONVALE 3111 (REI/VG)

Agent Comments

 5    3    6

**Price:** \$2,530,000

**Method:** Private Sale

**Date:** 09/06/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 4145 sqm approx

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.