

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 16 Larne Avenue, Donvale, VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,182,500 Property Type House Suburb Donvale (3111)

Period - From 31/10/2018 to 31/10/2019 Source Realestate

Comparable property sales

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
7 TADSTAN PLACE, DONVALE VIC 3111	\$2,000,000	08/10/2020
285 OBAN ROAD, DONVALE VIC 3111	\$1,880,000	07/10/2019
76 WOODHOUSE ROAD, DONVALE VIC 3111	\$1,950,000	25/10/2019

This Statement of Information was prepared on: 21/01/2020