

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

31 Larne Avenue, Donvale Vic 3111

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,435,000

House

X

Unit

Suburb Donvale

Period - From 01/04/2018

to 30/06/2018

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.~~



 4  2  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



8 Wattamolla Ridg DONVALE 3111 (REI)

Agent Comments

 6  4  6

Price: \$1,842,000

Method: Private Sale

Date: 28/05/2018

Rooms: -

Property Type: House

Land Size: 4772 sqm approx



15-17 Mcgowans Rd DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Private Sale

Date: 19/02/2018

Rooms: 10

Property Type: House (Res)

Land Size: 4089 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.