

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

57 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,160,000

&

\$1,276,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Donvale

Period - From 01/10/2020

to 31/12/2020

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	52 Chippewa Av DONVALE 3111	\$1,230,000	14/11/2020
2	52 Edgerton Rd MITCHAM 3132	\$1,210,000	31/10/2020
3	7 Colwyn Ct DONVALE 3111	\$1,188,000	15/11/2020

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:

05/03/2021 11:58



 4  3  2

Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$1,160,000 - \$1,276,000
Median House Price
December quarter 2020: \$1,400,000

Comparable Properties



52 Chippewa Av DONVALE 3111 (REI/VG)

Agent Comments

 5  3  6

Price: \$1,230,000
Method: Private Sale
Date: 14/11/2020
Property Type: House
Land Size: 820 sqm approx



52 Edgerton Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,210,000
Method: Auction Sale
Date: 31/10/2020
Property Type: House (Res)
Land Size: 643 sqm approx



7 Colwyn Ct DONVALE 3111 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,188,000
Method: Sold Before Auction
Date: 15/11/2020
Property Type: House (Res)
Land Size: 727 sqm approx