

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

31A Beckett Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2023

to

31/12/2023

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 | 73 Heads Rd DONVALE 3111 | \$2,466,000 | 06/12/2023 |
| 2 | 35 Craig Rd DONVALE 3111 | \$2,250,000 | 10/11/2023 |
| 3 | 6 Conos Ct DONVALE 3111 | \$1,955,000 | 23/02/2024 |

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:

05/03/2024 10:33



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 4101 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2023: \$1,750,000

Comparable Properties

**73 Heads Rd DONVALE 3111 (REI)**

Agent Comments

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 2

Price: \$2,466,000**Method:** Private Sale**Date:** 06/12/2023**Property Type:** House (Res)**Land Size:** 11040 sqm approx**35 Craig Rd DONVALE 3111 (REI)**

Agent Comments

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Price: \$2,250,000**Method:** Private Sale**Date:** 10/11/2023**Property Type:** House**Land Size:** 4070 sqm approx**6 Conos Ct DONVALE 3111 (REI)**

Agent Comments

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 2

Price: \$1,955,000**Method:** Private Sale**Date:** 23/02/2024**Property Type:** House**Land Size:** 4034 sqm approx