

# 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

29 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)

Single price \$1,480,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Donvale

Period - From 01/07/2024

to 30/09/2024

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	4 Woolerton Ct DONVALE 3111	\$1,470,000	27/09/2024
2	47-49 Ennismore Cr PARK ORCHARDS 3114	\$1,760,000	09/05/2024
3	25-27 Curry Rd PARK ORCHARDS 3114	\$1,850,000	19/04/2024

**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:

04/11/2024 11:06



 4   
  2   
  4

**Property Type:** House  
**Land Size:** 4064 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000  
**Median House Price**  
 September quarter 2024: \$1,600,000

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.

## Comparable Properties



4 Woolerton Ct DONVALE 3111 (REI)

Agent Comments

 4   
  4   
  3

**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 27/09/2024  
**Property Type:** House  
**Land Size:** 4102 sqm approx



47-49 Ennismore Cr PARK ORCHARDS 3114 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** House (Res)  
**Land Size:** 4184 sqm approx



25-27 Curry Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 19/04/2024  
**Property Type:** House  
**Land Size:** 5242 sqm approx

Account - Barry Plant | P: 03 9842 8888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.