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

7 Limassol Court, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Hou	ise		Suburb	Donvale
Period - From	01/07/2022	to	30/09/2022		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	56 Oakland Dr WARRANDYTE 3113	\$2,100,000	27/05/2022
2	119 Flannery Ct WARRANDYTE 3113	\$1,950,000	20/07/2022
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.

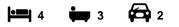
This Statement of Information was prepared on:

15/11/2022 15:10









Property Type: House **Land Size:** 4753 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price September quarter 2022: \$1,600,000

Comparable Properties



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.

Account - Barry Plant | P: 03 9842 8888

propertydata



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