

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

12 Bullock Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Donvale

Period - From 01/07/2022 to 30/09/2022 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	8 Sabason Ct DONCASTER EAST 3109	\$1,576,800	05/09/2022
2	15 Devlaw Dr DONCASTER EAST 3109	\$1,515,000	04/06/2022
3	60 Huntingfield Dr DONCASTER EAST 3109	\$1,420,000	13/07/2022

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:

14/11/2022 16:05



Property Type: House

Land Size: 805 sqm approx

Agent Comments

Comparable Properties



8 Sabason Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,576,800

Method: Private Sale

Date: 05/09/2022

Property Type: House

Land Size: 774 sqm approx



15 Devlaw Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,515,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 786 sqm approx



60 Huntingfield Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,420,000

Method: Private Sale

Date: 13/07/2022

Property Type: House