## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4 Eva Court, Donvale Vic 3111

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,080,000		&		\$1,180,000			
Median sale p	rice							
Median price	\$1,330,000	Pro	operty Type	Ηοι	ise		Suburb	Donvale
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	43 Bellevue Av DONCASTER EAST 3109	\$1,195,000	05/06/2020
2	2 Bullock Ct DONVALE 3111	\$1,125,000	05/06/2020
3	3 Ben Ct DONVALE 3111	\$1,080,888	11/05/2020

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:

28/09/2020 10:35









Property Type: House Land Size: 913 sqm approx Agent Comments Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price Year ending June 2020: \$1,330,000

# **Comparable Properties**



43 Bellevue Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,195,000 Method: Private Sale Date: 05/06/2020 Property Type: House Land Size: 651 sqm approx



2 Bullock Ct DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,125,000 Method: Private Sale Date: 05/06/2020 Property Type: House Land Size: 785 sqm approx



3 Ben Ct DONVALE 3111 (REI/VG)



Price: \$1,080,888 Method: Private Sale Date: 11/05/2020 Rooms: 7 Property Type: House Land Size: 962 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



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.