

# 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

4 Eva Court, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,080,000

&

\$1,180,000

### Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Donvale

Period - From

01/07/2019

to

30/06/2020

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	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



4 2 2

**Property Type:** House

**Land Size:** 913 sqm approx

Agent Comments

## Comparable Properties



**43 Bellevue Av DONCASTER EAST 3109 (REI)** Agent Comments

5 3 2

**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

4 2 2

**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)** Agent Comments

5 2 2

**Price:** \$1,080,888

**Method:** Private Sale

**Date:** 11/05/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 962 sqm approx