Statement of Information

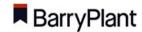
Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Includ | ding subu | ddress irb and stcode | 17 Bec | kett F | Road, Donva | le Vic | 3111 | | | | | |
|--|---|-----------------------------|--------|---------------|-------------|--------|-------|-------------|--------|------------------|--------------|--|
| Indicative selling price | | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | | |
| Single price \$1,480,000 | | | | | | | | | | | | |
| Median sale price | | | | | | | | | | | | |
| Median price | | \$1,370,000 | | Property Type | | Hous | House | | Suburb | Donvale | | |
| Period - From 01/07/2020 to 30/0 | | | | | 30/09/2020 |) | 9 | 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 | | | | | | | | | Pi | rice | Date of sale | |
| 1 | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 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: | | | | | | | | | on: | 14/12/2020 12:44 | | |





Indicative Selling Price





Agent Comments

\$1,480,000 **Median House Price** September quarter 2020: \$1,370,000

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



