Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	87 Lisbeth Avenue, Donvale Vic 3111
Including suburb and	
nostcode	

Indicative selling price

Property offered for sale

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price	\$1,586,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/04/2021	to	31/03/2022		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.

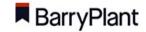
Address of comparable property		Price	Date of sale
1	18 The Glen DONVALE 3111	\$1,352,000	12/11/2021
2			
3			

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:	20/04/2022 17:08





Todd Lucas 03 9842 8888 0401 941 210 tlucas@barryplant.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending March 2022: \$1,586,000



Property Type: House Land Size: 904 sqm approx

Agent Comments

Comparable Properties



18 The Glen DONVALE 3111 (REI/VG)





Price: \$1,352,000

Method: Sold Before Auction

Date: 12/11/2021

Property Type: House (Res) Land Size: 869 sqm approx

Agent Comments

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



