

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

13 Bursaria Rise, Donvale Vic 3111

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$960,000

Vacant land

Suburb Donvale

Period - From 16/09/2018

to 15/09/2019

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	66 Berrima Rd DONVALE 3111	\$910,000	18/06/2019
2	22 Bursaria Rise DONVALE 3111	\$831,018	15/07/2019
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:

16/09/2019 12:00



Property Type: Land
Land Size: 1292 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000
Median Land Price
 16/09/2018 - 15/09/2019: \$960,000

Comparable Properties



66 Berrima Rd DONVALE 3111 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 18/06/2019
Property Type: Land
Land Size: 1359 sqm approx

22 Bursaria Rise DONVALE 3111 (REI)

Agent Comments



Price: \$831,018
Method: Private Sale
Date: 15/07/2019
Property Type: Land (Res)
Land Size: 1648 sqm approx

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.