

## 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

31 Larne Avenue, Donvale Vic 3111

#### Indicative selling price

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

Single price \$1,749,000

#### Median sale price

Median price \$1,435,000

House

X

Unit

Suburb Donvale

Period - From 01/04/2018

to 30/06/2018

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		
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.

31 Larne Avenue, Donvale Vic 3111



Daniel Broadbent  
8841 4810  
0424 155 476

danielbroadbent@jellisrcraig.com.au

**Indicative Selling Price**  
\$1,749,000

**Median House Price**  
June quarter 2018: \$1,435,000



4   2   3

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 4051 approx. sqm  
approx  
[Agent Comments](#)

## 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.