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	66 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,600,000 Property Type House Suburb Donvale

Period - From 01/07/2024 to 30/09/2024 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	63a Wattle Valley Rd MITCHAM 3132	$910,000	20/09/2024
2	83 Glenvale Rd DONVALE 3111	$855,000	01/08/2024
3	3 Exford Pl DONVALE 3111	$990,000	20/06/2024

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: 28/10/2024 16:07

66 Lisbeth Avenue, Donvale Vic 3111



3 1 1

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
September quarter 2024: $1,600,000

Comparable Properties



63a Wattle Valley Rd MITCHAM 3132 (REI)

3 1 2

Price: $910,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 674 sqm approx

Agent Comments



83 Glenvale Rd DONVALE 3111 (REI)

3 1 2

Price: $855,000
Method: Private Sale
Date: 01/08/2024
Property Type: House
Land Size: 720 sqm approx

Agent Comments



3 Exford Pl DONVALE 3111 (REI/VG)

3 2 2

Price: $990,000
Method: Private Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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