

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

2/3-7 Leslie Street, Donvale Vic 3111

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$770,000 Property Type Unit Suburb Donvale

Period - From 01/04/2020 to 31/03/2021 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	2/42 Russell Cr DONCASTER EAST 3109	\$852,000	22/11/2020
2	5/1 Taparoo Rd TEMPLESTOWE 3106	\$829,000	06/04/2021
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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: 11/05/2021 15:29



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
Year ending March 2021: \$770,000

Comparable Properties



2/42 Russell Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$852,000
Method: Private Sale
Date: 22/11/2020
Property Type: Unit



5/1 Taparoo Rd TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$829,000
Method: Private Sale
Date: 06/04/2021
Property Type: Unit
Land Size: 222 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.