Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	7/3-7 Leslie Street, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	8	\$860,000	
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Median sale price

Median price	\$909,500	Pro	pperty Type Un	nit		Suburb	Donvale
Period - From	01/04/2021	to	30/06/2021	So	ource	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

1	5/1 Taparoo Rd TEMPLESTOWE 3106	\$829,000	06/04/2021
2	6/148 Andersons Creek Rd DONCASTER EAST 3109	\$820,000	15/06/2021
3	1b Katandra PI DONCASTER EAST 3109	\$805,000	06/06/2021

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:	21/09/2021 17:02



Date of sale

McGrath







Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$800,000 - \$860,000 **Median Unit Price** June quarter 2021: \$909,500

Comparable Properties



5/1 Taparoo Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

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

-- 3

Land Size: 222 sqm approx



6/148 Andersons Creek Rd DONCASTER

EAST 3109 (VG)

Price: \$820,000 Method: Sale Date: 15/06/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



1b Katandra PI DONCASTER EAST 3109

(REI/VG)

= 3

Price: \$805,000 Method: Private Sale Date: 06/06/2021

Rooms: 4

Property Type: Townhouse (Res) Land Size: 147 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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