

# 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

7/3-7 Leslie Street, Donvale Vic 3111

### Indicative selling price

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

Range between \$800,000

&

\$860,000

### Median sale price

Median price \$909,500

Property Type Unit

Suburb Donvale

Period - From 01/04/2021

to 30/06/2021

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	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



3 2 2

**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

3 1 1

**Price:** \$829,000

**Method:** Private Sale

**Date:** 06/04/2021

**Property Type:** Unit

**Land Size:** 222 sqm approx



**6/148 Andersons Creek Rd DONCASTER EAST 3109 (VG)** Agent Comments

3 - -

**Price:** \$820,000

**Method:** Sale

**Date:** 15/06/2021

**Property Type:** Flat/Unit/Apartment (Res)



**1b Katandra PI DONCASTER EAST 3109 (REI/VG)** Agent Comments

3 2 1

**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