## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	103a Tunstall Road, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$767,250	Pro	perty Type U	nit		Suburb	Donvale
Period - From	01/04/2020	to	30/06/2020	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

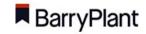
Add	dress of comparable property	Price	Date of sale
1	15a William St DONVALE 3111	\$1,080,000	30/03/2020
2	1/26 Charlton St BLACKBURN NORTH 3130	\$1,060,000	26/03/2020
3	1/15 Ascot St DONCASTER EAST 3109	\$1,028,800	17/03/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/07/2020 11:39









Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median Unit Price** June quarter 2020: \$767,250

# Comparable Properties



15a William St DONVALE 3111 (REI/VG)

**-**3





Price: \$1,080,000 Method: Private Sale Date: 30/03/2020 Rooms: 5

Property Type: Townhouse (Res) Land Size: 311 sqm approx

**Agent Comments** 



1/26 Charlton St BLACKBURN NORTH 3130

(REI)





Price: \$1.060.000

Method: Sold Before Auction

Date: 26/03/2020

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments



1/15 Ascot St DONCASTER EAST 3109

(REI/VG)





Price: \$1,028,800 Method: Private Sale Date: 17/03/2020

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



