

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

103a Tunstall Road, Donvale Vic 3111

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$767,250

Property Type Unit

Suburb Donvale

Period - From 01/04/2020

to

30/06/2020

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	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 comparable properties 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



 4  2  2

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)

Agent Comments

 3  2  2

Price: \$1,080,000

Method: Private Sale

Date: 30/03/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 311 sqm approx



1/26 Charlton St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,060,000

Method: Sold Before Auction

Date: 26/03/2020

Rooms: 7

Property Type: Townhouse (Res)



1/15 Ascot St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,028,800

Method: Private Sale

Date: 17/03/2020

Property Type: Townhouse (Res)