

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

2/125 Tunstall Road, Donvale Vic 3111

Indicative selling price

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

Range between \$630,000

&

\$660,000

Median sale price

Median price \$734,989

House

Unit

X

Suburb Donvale

Period - From 01/01/2017

to

31/12/2017

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	4/67 Leeds St DONCASTER EAST 3109	\$648,000	01/03/2018
2	2/8 Lisbeth Av DONVALE 3111	\$638,200	03/03/2018
3	3/31 Mount Pleasant Rd NUNAWADING 3131	\$620,500	03/03/2018

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.



 2  1  1

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending December 2017: \$734,989

Comparable Properties



4/67 Leeds St DONCASTER EAST 3109 (REI)

 2  1  2

Price: \$648,000

Method: Private Sale

Date: 01/03/2018

Rooms: 3

Property Type: Unit

Agent Comments

This property has been renovated.



2/8 Lisbeth Av DONVALE 3111 (REI)

 2  1  1

Price: \$638,200

Method: Private Sale

Date: 03/03/2018

Rooms: 6

Property Type: Unit

Land Size: 170 sqm approx

Agent Comments

There are 8 properties on the block



3/31 Mount Pleasant Rd NUNAWADING 3131 (REI)

 2  1  1

Price: \$620,500

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Unit

Agent Comments

This property has been completely renovated.