

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

2/43 Leslie Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,180,000

&

\$1,210,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Donvale

Period - From 01/04/2019

to

30/06/2019

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	1/43 Leslie St DONVALE 3111	\$1,250,000	26/07/2019
2	4/43 Leslie St DONVALE 3111	\$1,225,000	17/06/2019
3	1/41 Talford St DONCASTER EAST 3109	\$1,150,000	22/07/2019

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:

16/09/2019

2/43 Leslie Street, Donvale Vic 3111



PhilipWebb

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Indicative Selling Price

\$1,180,000 - \$1,210,000

Median Unit Price

June quarter 2019: \$780,000



4 3 2

Property Type: Townhouse (Res)

Land Size: 284 sqm approx

Agent Comments

Comparable Properties

1/43 Leslie St DONVALE 3111 (REI/VG)

Agent Comments

5 3 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 26/07/2019

Property Type: Townhouse (Res)

Land Size: 379 sqm approx

4/43 Leslie St DONVALE 3111 (REI/VG)

Agent Comments

4 3 2

Price: \$1,225,000

Method: Private Sale

Date: 17/06/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 312 sqm approx



1/41 Talford St DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,150,000

Method: Private Sale

Date: 22/07/2019

Rooms: 8

Property Type: Townhouse (Single)

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.