

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

10 39 41 Leslie Street, Donvale Vic 3111

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$700,000

Unit X

Suburb Donvale

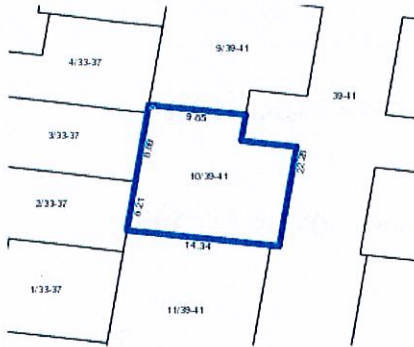
Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

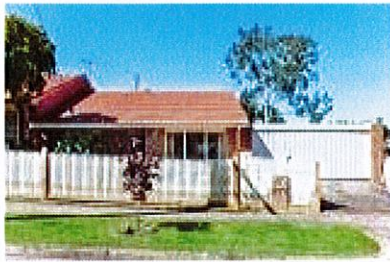
Address of comparable property	Price	Date of sale
2/1 Harry St DONCASTER EAST 3109	\$760,000	15/12/2016
2/31 Sonia St DONVALE 3111	\$751,477	21/02/2017
1/57 Old Warrandyte Rd DONVALE 3111	\$720,000	10/12/2016



 3  2  2

Rooms:
Property Type: Unit
Land Size: 222 sqm
Agent Comments

Comparable Properties

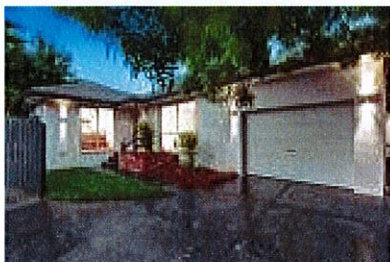


2/1 Harry St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$760,000
Method: Auction Sale
Date: 15/12/2016
Rooms: 6
Property Type: Unit
Land Size: 294 sqm

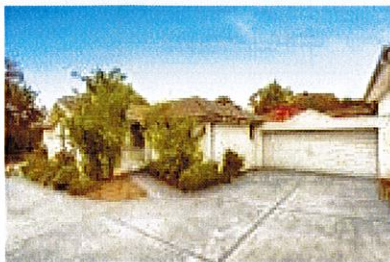


2/31 Sonia St DONVALE 3111 (REI)

Agent Comments

 3  2  1

Price: \$751,477
Method: Private Sale
Date: 21/02/2017
Rooms: -
Property Type: Unit



1/57 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$720,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 5
Property Type: Unit
Land Size: 252 sqm