

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

4 Leon Court, Donvale Vic 3111

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Donvale

Period - From 01/01/2024

to 31/03/2024

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	32 Paula Cr DONCASTER EAST 3109	\$1,525,000	08/03/2024
2	29 Cerberus St DONVALE 3111	\$1,422,000	11/05/2024
3	138 Tunstall Rd DONVALE 3111	\$1,357,000	14/03/2024

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:

30/05/2024 11:21



 5  2  2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 March quarter 2024: \$1,550,000

Comparable Properties



32 Paula Cr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 5  3  2

Price: \$1,525,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 725 sqm approx



29 Cerberus St DONVALE 3111 (REI)

Agent Comments

 4  2  3

Price: \$1,422,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 680 sqm approx



138 Tunstall Rd DONVALE 3111 (REI)

Agent Comments

 4  1  2

Price: \$1,357,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 781 sqm approx

Account - Barry Plant | P: 03 9842 8888