

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

6/3 Leslie Street, Donvale Vic 3111

Indicative selling price

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

Range between \$750,000

&

\$820,000

Median sale price

Median price \$835,000

House

Unit

X

Suburb Donvale

Period - From 01/04/2017

to

30/06/2017

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	9/39-41 Leslie St DONVALE 3111	\$810,000	01/07/2017
2	2/86 King St DONCASTER EAST 3109	\$810,000	16/05/2017
3	1/6 Ellin St DONCASTER EAST 3109	\$800,000	02/09/2017

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.~~



 3  2  2

Rooms:
Property Type: Flat
Land Size: 485 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$820,000
Median Unit Price
 June quarter 2017: \$835,000

Comparable Properties

9/39-41 Leslie St DONVALE 3111 (VG)

Agent Comments

 3  -  -

Price: \$810,000
Method: Sale
Date: 01/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/86 King St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$810,000
Method: Auction Sale
Date: 16/05/2017
Rooms: 4
Property Type: Unit



1/6 Ellin St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$800,000
Method: Sold Before Auction
Date: 02/09/2017
Rooms: -
Property Type: Unit
Land Size: 287 sqm approx