

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

11 Melissa Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,626,000

Property Type House

Suburb Donvale

Period - From 01/07/2021

to

30/09/2021

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 Lloyd Ct TEMPLESTOWE 3106	\$1,930,000	28/10/2021
2	2 Anthlin Ct TEMPLESTOWE 3106	\$1,848,000	10/08/2021
3	12 Thorncombe Wlk DONCASTER EAST 3109	\$1,840,000	12/06/2021

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:

09/12/2021 13:38



 5  2  5

Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
September quarter 2021: \$1,626,000

Comparable Properties



4 Lloyd Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,930,000
Method: Auction Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 807 sqm approx



2 Anthlin Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,848,000
Method: Sold Before Auction
Date: 10/08/2021
Property Type: House (Res)
Land Size: 787 sqm approx



12 Thorncombe Wlk DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,840,000
Method: Auction Sale
Date: 12/06/2021
Property Type: House (Res)
Land Size: 725 sqm approx

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