

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

3/15 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,135,000

Property Type Townhouse

Suburb Donvale

Period - From 09/09/2023

to

08/09/2024

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	1/24 Mountfield Rd MITCHAM 3132	\$982,000	29/07/2024
2	1/33-37 Mcdowall St MITCHAM 3132	\$1,095,000	15/06/2024
3	2/74 Chippewa Av DONVALE 3111	\$1,050,000	06/04/2024

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:

09/09/2024 14:37



 3  2  2

Property Type: Townhouse (Res)

Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

09/09/2023 - 08/09/2024: \$1,135,000

Comparable Properties



1/24 Mountfield Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  1

Price: \$982,000

Method: Private Sale

Date: 29/07/2024

Property Type: House (Res)

Land Size: 282 sqm approx



1/33-37 Mcdowall St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,095,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)



2/74 Chippewa Av DONVALE 3111 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)