

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	3 Melissa Street, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
---------------------------	---	-------------

Median sale price

Median price	\$1,290,000	Hou	ıse X	Unit		Suburb	Donvale
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

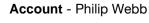
Comparable property sales (*Delete A or B below as applicable)

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 68 Valepark Dr DONVALE 3111 \$1,435,000 22/06/2019 2 20 Gainsborough St DONCASTER EAST 3109 \$1,411,000 30/03/2019 3 14 The Elms DONVALE 3111 \$1,400,000 12/07/2019

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.







Generated: 05/08/2019 09:51











Rooms:

Property Type: House

Land Size: 787.29 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** Year ending June 2019: \$1,290,000

Comparable Properties



68 Valepark Dr DONVALE 3111 (REI)

-- 5





Price: \$1,435,000 Method: Auction Sale Date: 22/06/2019

Rooms: -

Property Type: House (Res) Land Size: 574 sqm approx

Agent Comments

Agent Comments

20 Gainsborough St DONCASTER EAST 3109

(REI/VG)







Price: \$1,411,000 Method: Auction Sale Date: 30/03/2019 Rooms: 9

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



14 The Elms DONVALE 3111 (REI)





Price: \$1,400,000 Method: Private Sale Date: 12/07/2019

Rooms: -

Property Type: House Land Size: 556 sqm approx

Account - Philip Webb





Generated: 05/08/2019 09:51