

## 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 Melissa Street, Donvale Vic 3111

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,290,000 House 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.



 5    3   

**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)

**Agent Comments**

 5    3    2

**Price:** \$1,435,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx

20 Gainsborough St DONCASTER EAST 3109 (REI/VG)

**Agent Comments**

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**Price:** \$1,411,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



14 The Elms DONVALE 3111 (REI)

**Agent Comments**

 4    2    2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 12/07/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 556 sqm approx