

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

3/8 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$779,500

Property Type Unit

Suburb Donvale

Period - From 01/01/2020

to 31/03/2020

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	1/89 Springvale Rd NUNAWADING 3131	\$630,000	27/02/2020
2			
3			

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:

11/06/2020 12:55



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
March quarter 2020: \$779,500

Comparable Properties



1/89 Springvale Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 27/02/2020
Rooms: 3
Property Type: Unit
Land Size: 306 sqm approx

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.