

# 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

2/8 Lisbeth Avenue, 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 \$700,000 & \$770,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Donvale

Period - From 01/01/2024 to 31/03/2024 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	1/37 Chippewa Av DONVALE 3111	\$730,000	10/02/2024
2	2/4 Chippewa Av DONVALE 3111	\$710,000	08/12/2023
3	15/2 Chippewa Av MITCHAM 3132	\$643,200	28/10/2023

**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:

24/04/2024 09:45



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**Property Type:** Unit  
**Land Size:** 170 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
March quarter 2024: \$1,550,000

## Comparable Properties



1/37 Chippewa Av DONVALE 3111 (REI)

**Agent Comments**

 2    1    2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 10/02/2024  
**Property Type:** Unit  
**Land Size:** 371 sqm approx



2/4 Chippewa Av DONVALE 3111 (REI/VG)

**Agent Comments**

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**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2023  
**Property Type:** Unit  
**Land Size:** 257 sqm approx



15/2 Chippewa Av MITCHAM 3132 (REI/VG)

**Agent Comments**

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**Price:** \$643,200  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Unit  
**Land Size:** 194 sqm approx

**Account - Barry Plant** | P: 03 9842 8888