

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

24 Donvale Drive, Leopold Vic 3224

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$680,000 Property Type House Suburb Leopold

Period - From 01/04/2023 to 31/03/2024 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	11 Curtis Ct LEOPOLD 3224	\$750,000	21/05/2024
2	38 Moss Rd LEOPOLD 3224	\$720,000	12/04/2024
3	25 Cresta St LEOPOLD 3224	\$690,000	18/06/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/06/2024 13:02

24 Donvale Drive, Leopold Vic 3224



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending March 2024: \$680,000

Comparable Properties



11 Curtis Ct LEOPOLD 3224 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 656 sqm approx



38 Moss Rd LEOPOLD 3224 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 543 sqm approx



25 Cresta St LEOPOLD 3224 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 595 sqm approx

Account - Fletchers | P: 5258 2833



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