

# 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

3/15 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)

Single price

\$1,300,000

### Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Donvale

Period - From

01/07/2023

to

30/09/2023

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	21a Deep Creek Rd MITCHAM 3132	\$1,350,000	11/11/2023
2	11a Deep Creek Rd MITCHAM 3132	\$1,335,000	21/10/2023
3	14b Victoria Av MITCHAM 3132	\$1,295,000	20/10/2023

**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:

20/12/2023 16:40



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000

Median Unit Price

September quarter 2023: \$1,180,000

## Comparable Properties



21a Deep Creek Rd MITCHAM 3132 (REI)

Agent Comments

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Price: \$1,350,000

Method: Private Sale

Date: 11/11/2023

Property Type: House

Land Size: 561 sqm approx



11a Deep Creek Rd MITCHAM 3132 (REI)

Agent Comments

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Price: \$1,335,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 534 sqm approx



14b Victoria Av MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$1,295,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)

Land Size: 364 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088