

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

22 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,575,000 Property Type House Suburb Donvale

Period - From 01/10/2022 to 31/12/2022 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	58 Roy St DONVALE 3111	\$1,250,000	19/11/2022
2	306 Springfield Rd NUNAWADING 3131	\$1,235,100	19/10/2022
3	2 Lynne Ct NUNAWADING 3131	\$1,118,000	05/09/2022

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:

06/02/2023 13:45



 4  2  2

Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2022: \$1,575,000

Comparable Properties



58 Roy St DONVALE 3111 (REI)

Agent Comments

 3  1  3

Price: \$1,250,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 1001 sqm approx



306 Springfield Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,235,100
Method: Sold Before Auction
Date: 19/10/2022
Property Type: House (Res)
Land Size: 831 sqm approx

2 Lynne Ct NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,118,000
Method: Sold Before Auction
Date: 05/09/2022
Property Type: House
Land Size: 794 sqm approx