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 betweer	\$1,200,000		&		\$1,300,000					
Median sale p	rice									
Median price	\$1,575,000	Pro	operty Type	Hou	ise		Suburb	Donvale		
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress 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









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)



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

Agent Comments



306 Springfield Rd NUNAWADING 3131 (REI/VG)



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

1 1 1 2

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

Account - Barry Plant | P: 03 9842 8888



Propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.