

## 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

21 AMBIGUA WAY DONNYBROOK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,750

Property type

House

Suburb

Donnybrook

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 15 OVATA GROVE DONNYBROOK VIC 3064     | \$650,000 | 26-Sep-22 |
| 11 FOLIA WAY DONNYBROOK VIC 3064       | \$650,000 | 02-Aug-22 |
| 35 ALLOCA CRESCENT DONNYBROOK VIC 3064 | \$650,000 | 10-Sep-22 |

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 6 months.~~

This Statement of Information was prepared on: 06 February 2023



**15 OVATA GROVE DONNYBROOK  
VIC 3064**

Sold Price

**\$650,000**

Sold Date

**26-Sep-22**

 4  2  2

Distance

**0.11km**



**11 FOLIA WAY DONNYBROOK VIC  
3064**

Sold Price

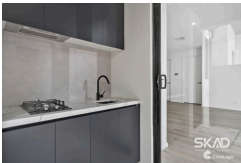
Sold Date

**02-Aug-22**

 4  2  2

Distance

**0.18km**



**35 ALLOCA CRESCENT  
DONNYBROOK VIC 3064**

Sold Price

Sold Date

**10-Sep-22**

 4  2  1

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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