

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

6/66 Chippewa Avenue Donvale VIC 3111

Indicative selling price

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

Single Price

or range
between

\$910,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,278,000

Property type

Other

Suburb

Donvale

Period-from

01 May 2020

to

30 Apr 2021

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

3/18 Cherry Grove Donvale VIC 3111	\$1,035,000	17-Apr-21
3/14 Wooddale Grove Mitcham VIC 3132	\$1,080,000	13-Jan-21
1/47 Deep Creek Road Mitcham VIC 3132	-	13-Mar-21

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.~~

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3/18 Cherry Grove Donvale VIC 3111 Sold Price ^{RS} \$1,035,000 Sold Date 17-Apr-21

3 2 2

Distance 0.61km



3/14 Wooddale Grove Mitcham VIC 3132 Sold Price \$1,080,000 Sold Date 13-Jan-21

3 2 2

Distance 0.63km



1/47 Deep Creek Road Mitcham VIC 3132 Sold Price ^{RS} - Sold Date 13-Mar-21

3 2 2

Distance 1.42km

RS = Recent sale

UN = Undisclosed Sale

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