

## 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

619 CAMERON STREET 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

\$470,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Mar 2023

to

29 Feb 2024

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 NATIVE ROAD DONNYBROOK VIC 3064	\$489,000	15-Jun-23
5 NATIVE ROAD DONNYBROOK VIC 3064	\$491,000	15-Jun-23
6 GUMNUT GROVE DONNYBROOK VIC 3064	\$498,000	24-Jul-23

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: 22 March 2024



**3 NATIVE ROAD DONNYBROOK  
VIC 3064**

Sold Price **\$489,000** Sold Date **15-Jun-23**

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Distance **1.28km**



**5 NATIVE ROAD DONNYBROOK  
VIC 3064**

Sold Price **\$491,000** Sold Date **15-Jun-23**

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Distance **1.28km**



**6 GUMNUT GROVE DONNYBROOK  
VIC 3064**

Sold Price **\$498,000** Sold Date **24-Jul-23**

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Distance **1.38km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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