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

28 CHAIM COURT DONVALE VIC 3111

Indicative selling price

Period-from

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

Median sale price (*Delete house or unit as applica	able)				
Median Price	\$1,400,000 Pro	operty type	House	Suburb	Donvale

31 May 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2021

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.

to

Address of comparable property	Price	Date of sale	
14 NARA ROAD MITCHAM VIC 3132	\$2,374,000	21-Feb-22	
73 MCINTYRES ROAD PARK ORCHARDS VIC 3114	\$3,000,000	25-Feb-21	
372 OLD WARRANDYTE ROAD RINGWOOD NORTH VIC 3134	\$2,190,000	24-Mar-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: 07 June 2022



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consumer.vic.gov.au

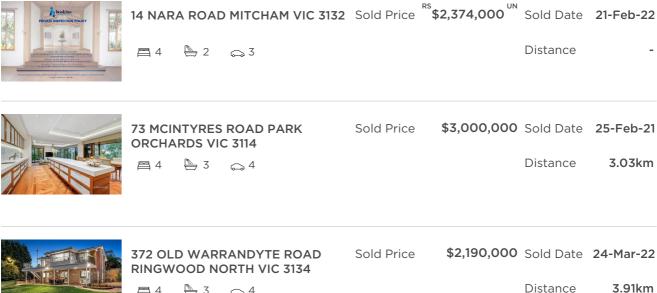
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RS = Recent sale UN = Undisclosed Sale

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