

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

11 FLORENCE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,508,000

Property type

House

Suburb

Donvale

Period-from

01 Apr 2022

to

31 Mar 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

6 ASHWOOD DRIVE NUNAWADING VIC 3131	\$1,150,000	28-Mar-23
11 BRAHAM STREET DONVALE VIC 3111	\$1,162,000	12-Nov-22
22 CHIPPEWA AVENUE DONVALE VIC 3111	\$1,241,800	04-Mar-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: 27 April 2023



YORKSHIRE
PROPERTY
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



**6 ASHWOOD DRIVE
NUNAWADING VIC 3131**

4 1 1

Sold Price ^{RS} **\$1,150,000** Sold Date **28-Mar-23**

Distance **0.65km**



**11 BRAHAM STREET DONVALE VIC
3111**

4 3 2

Sold Price **\$1,162,000** Sold Date **12-Nov-22**

Distance **0.8km**



**22 CHIPPEWA AVENUE DONVALE
VIC 3111**

4 2 2

Sold Price ^{RS} **\$1,241,800** Sold Date **04-Mar-23**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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