

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

3 BULLOCK COURT 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

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,482,500

Property type

House

Suburb

Donvale

Period-from

01 Jan 2022

to

31 Dec 2022

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 CALLISTEMON COURT DONCASTER EAST VIC 3109	\$1,295,000	10-Aug-22
15 HEYSEN GROVE DONCASTER EAST VIC 3109	\$1,366,000	27-Aug-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: 24 January 2023

**6 CALLISTEMON COURT
DONCASTER EAST VIC 3109** 4  1  3Sold Price **\$1,295,000** Sold Date **10-Aug-22**Distance **1.14km****15 HEYSEN GROVE DONCASTER
EAST VIC 3109** 2  2  2Sold Price **\$1,366,000** Sold Date **27-Aug-22**Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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