Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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18 RAILWAY AVENUE DONNYBROOK VIC 3064						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
		or range between		\$550,000	&	\$590,000
Median sale price (*Delete house or unit as applicable)						
\$600,000	Property type		House	Suburb	Donnybrook	
01 Apr 2021	to	to 31 Mar 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						
	pplicable) \$600,000 01 Apr 2021 sales (*Delete Aproperties sold with the int's representative of the interpretative of the interpr	pplicable) \$600,000 Prop 01 Apr 2021 to sales (*Delete A or B is properties sold within two ont's representative consider.	20 sales (*Delete A or B below as a properties sold within two kilometres of nt's representative considers to be most	are see consumer.vic.gov.au/underquoting (*E or range between consumer.vic.gov.au/underquoting (*E or	the see consumer.vic.gov.au/underquoting (*Delete single price or range between \$550,000 pplicable) Property type House O1 Apr 2021 to 31 Mar 2022 Source sales (*Delete A or B below as applicable) Properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale in the property f	18 RAILWAY AVENUE DONNYBROOK VIC 3064 De see consumer.vic.gov.au/underquoting (*Delete single price or range at or range state) or range between \$550,000 & pplicable) 10 Apr 2021 to 31 Mar 2022 Source Sales (*Delete A or B below as applicable) Properties sold within two kilometres of the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to the property for sale in the last 6 or its representative considers to the property for sale in the las

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: 04 April 2022



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