

# 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

1/37 Chippewa Avenue, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$730,000

### Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Donvale

Period - From

24/12/2022

to

23/12/2023

Source

REIV

### 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 six 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
1	2/45 Doncaster East Rd MITCHAM 3132	\$835,000	08/07/2023
2	1/11 Hope Av DONVALE 3111	\$780,000	30/03/2023
3	2/4 Chippewa Av DONVALE 3111	\$710,000	08/12/2023

**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 six months.~~

This Statement of Information was prepared on:

24/12/2023 00:11



 2    1    2

**Property Type:** Unit  
**Land Size:** 371 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000  
**Median Unit Price**  
24/12/2022 - 23/12/2023: \$830,000

## Comparable Properties



**2/45 Doncaster East Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 08/07/2023  
**Property Type:** Unit  
**Land Size:** 267 sqm approx



**1/11 Hope Av DONVALE 3111 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$780,000  
**Method:** Sold Before Auction  
**Date:** 30/03/2023  
**Property Type:** Unit



**2/4 Chippewa Av DONVALE 3111 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2023  
**Property Type:** Unit  
**Land Size:** 257 sqm approx

**Account - Barry Plant | P: 03 9842 8888**