

## 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

1/70 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) (\*Delete single price or range as applicable)

Single Price

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

Other

Suburb

Donvale

Period-from

01 Jun 2020

to

31 May 2021

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

3/16 Cherry Grove Donvale VIC 3111	\$1,303,000	14-Apr-21
2A Kevin Court Donvale VIC 3111	\$1,300,000	05-Feb-21
2/3A William Street Donvale VIC 3111	\$1,155,000	11-Dec-20

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 June 2021



Taranpal Taranpal

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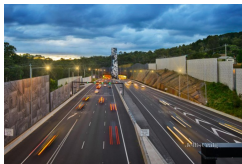
E taraan@bigginscott.com.au



**3/16 Cherry Grove Donvale VIC 3111** Sold Price **\$1,303,000** Sold Date **14-Apr-21**

4 2 2

Distance **0.66km**



**2A Kevin Court Donvale VIC 3111** Sold Price **\$1,300,000** Sold Date **05-Feb-21**

4 3 2

Distance **1.47km**



**2/3A William Street Donvale VIC 3111** Sold Price **\$1,155,000** Sold Date **11-Dec-20**

4 3 2

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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