Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Including suburb and postcode | THE CHOITY GIOVE, BOTTVAIC VIC CTTT | | | | |
|--|-------------------------------------|--|--|--|--|
| Indicative selling price | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | |

\$990,000

&

Median sale price

Range between \$930,000

| Median price | \$960,000 | Pro | pperty Type | Unit | | | Suburb | Donvale |
|---------------|------------|-----|-------------|------|----|------|--------|---------|
| Period - From | 01/01/2023 | to | 31/03/2023 | | So | urce | REIV | |

Comparable property sales (*Delete A or B below as applicable)

Address 1/11 Cherry Grove, Donyale Vic 3111

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

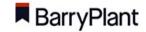
| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------------|-----------|--------------|
| 1 | 4/66 Chippewa Av DONVALE 3111 | \$930,000 | 06/12/2022 |
| 2 | 2/11 Chippewa Av DONVALE 3111 | \$870,000 | 20/02/2023 |
| 3 | | | |

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: | 05/06/2023 14:36 |
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Rooms: 6

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$930,000 - \$990,000 Median Unit Price March quarter 2023: \$960,000

Comparable Properties

4/66 Chippewa Av DONVALE 3111 (VG)

= 3 **=** - **6**

Price: \$930,000 Method: Sale Date: 06/12/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/11 Chippewa Av DONVALE 3111 (REI/VG)

4 3 **-** 2

Price: \$870,000

Method: Sold Before Auction

Date: 20/02/2023

Property Type: Townhouse (Res) **Land Size:** 723 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



