

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

1/11 Cherry Grove, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000

&

\$990,000

Median sale price

Median price \$960,000

Property Type Unit

Suburb Donvale

Period - From 01/01/2023

to 31/03/2023

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	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



 4  2  2

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)

Agent Comments

 3  -  -

Price: \$930,000

Method: Sale

Date: 06/12/2022

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 3  2  2

Price: \$870,000

Method: Sold Before Auction

Date: 20/02/2023

Property Type: Townhouse (Res)

Land Size: 723 sqm approx

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