### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sa | e |
|----------|---------|--------|---|
|----------|---------|--------|---|

| Address              | 3/6 Chippewa Avenue, Donvale Vic 3111 |
|----------------------|---------------------------------------|
| Including suburb and |                                       |
| postcode             |                                       |
|                      |                                       |
|                      |                                       |
|                      |                                       |

#### Indicative selling price

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

| Range between \$780,000 | & | \$850,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price \$7 | 795,000   | Pro | perty Type | Unit |        | Suburb | Donvale |
|------------------|-----------|-----|------------|------|--------|--------|---------|
| Period - From 01 | 1/10/2019 | to  | 30/09/2020 |      | 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

| 7,01 | aress of comparable property       | 1 1100    | Date of Sale |
|------|------------------------------------|-----------|--------------|
| 1    | 2/33-35 Deep Creek Rd MITCHAM 3132 | \$850,000 | 22/07/2020   |
| 2    | 3/8 Bruce St MITCHAM 3132          | \$840,850 | 18/06/2020   |
| 3    | 2/66 Chippewa Av DONVALE 3111      | \$800,088 | 25/08/2020   |

#### 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: | 10/11/2020 21:40 |
|--|------------------|



Date of sale









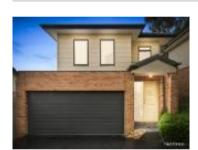


Property Type: Townhouse (Res) Land Size: 300 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$780,000 - \$850,000 **Median Unit Price** Year ending September 2020: \$795,000

## Comparable Properties



2/33-35 Deep Creek Rd MITCHAM 3132 (VG)





**Agent Comments** 

Price: \$850,000 Method: Sale Date: 22/07/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



3/8 Bruce St MITCHAM 3132 (REI/VG)







Price: \$840,850 Method: Private Sale Date: 18/06/2020

Property Type: Townhouse (Single) Land Size: 206 sqm approx

Agent Comments

2/66 Chippewa Av DONVALE 3111 (VG)

**--**3





Price: \$800.088 Method: Sale Date: 25/08/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9908 5700



