

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

3/70 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Donvale

Period - From

01/10/2022

to

31/12/2022

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	2/18 Endeavour St MITCHAM 3132	\$1,350,000	26/11/2022
2	13a Plymouth Ct NUNAWADING 3131	\$1,120,000	10/12/2022
3	2b Knightsbridge Av NUNAWADING 3131	\$1,005,000	06/02/2023

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:

09/02/2023 12:05



 5  3  2

Property Type: Townhouse (Res)

Land Size: 218 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

December quarter 2022: \$1,575,000

Comparable Properties



2/18 Endeavour St MITCHAM 3132 (REI)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Auction Sale

Date: 26/11/2022

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



13a Plymouth Ct NUNAWADING 3131 (REI/VG) Agent Comments

 3  2  2

Price: \$1,120,000

Method: Private Sale

Date: 10/12/2022

Property Type: Townhouse (Single)

Land Size: 352 sqm approx



2b Knightsbridge Av NUNAWADING 3131 (REI) Agent Comments

 3  2  1

Price: \$1,005,000

Method: Private Sale

Date: 06/02/2023

Property Type: House

Land Size: 203 sqm approx