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

Address 3/74 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | /underquot | ting | | |
|-----------------|-------------------|------|--------------|--------|------------|------|--------|---------|
| Range betweer | \$680,000 | | & | | \$745,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$861,500 | Pro | operty Type | Unit | | | Suburb | Donvale |
| Period - From | 01/01/2021 | to | 31/12/2021 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|---------------------------------|-----------|--------------|
| 1 | 3/7 Crest Gr NUNAWADING 3131 | \$760,000 | 15/10/2021 |
| 2 | 2/8 Tarrangower Av MITCHAM 3132 | \$740,000 | 01/10/2021 |
| 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:

12/02/2022 13:59



3/74 Chippewa Avenue, Donvale Vic 3111







Property Type: Unit Land Size: 225 sqm approx Agent Comments

Indicative Selling Price \$680,000 - \$745,000 **Median Unit Price** Year ending December 2021: \$861,500

Comparable Properties



3/7 Crest Gr NUNAWADING 3131 (VG)

2

Price: \$760,000 Method: Sale Date: 15/10/2021 Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit



2/8 Tarrangower Av MITCHAM 3132 (VG)

Agent Comments

Agent Comments



Price: \$740,000 Method: Sale Date: 01/10/2021 Property Type: Flat/Unit/Apartment (Res)

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

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