

# 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

3/74 Chippewa Avenue, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$680,000

&

\$745,000

### Median sale price

Median price

\$861,500

Property Type

Unit

Suburb

Donvale

Period - From

01/01/2021

to

31/12/2021

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	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



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**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)**

**Agent Comments**

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**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**

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**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**