

## 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

31 MOUND AVENUE DONNYBROOK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 15 FEEDWATER ROAD DONNYBROOK VIC 3064  | \$583,000 | 16-Feb-22 |
| 25 ROCCO AVENUE DONNYBROOK VIC 3064    | \$590,000 | 31-May-24 |
| 72 BOVINE CRESCENT DONNYBROOK VIC 3064 | \$600,000 | 26-Aug-24 |

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 6 months.~~

This Statement of Information was prepared on: 15 October 2024



**15 FEEDWATER ROAD  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$583,000** Sold Date **16-Feb-22**

Distance **0.96km**



**25 ROCCO AVENUE  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$590,000** Sold Date **31-May-24**

Distance **1.86km**



**72 BOVINE CRESCENT  
DONNYBROOK VIC 3064**

 4  2  2

Sold Price **\$600,000** Sold Date **26-Aug-24**

Distance **0.25km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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