

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

8 DYSART ROAD DONNYBROOK VIC 3064

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

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

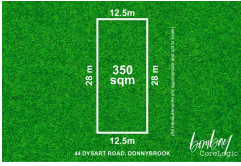
Date of sale

44 DYSART ROAD DONNYBROOK VIC 3064	\$330,000	23-Jul-24
49 BOOMERANG ROAD DONNYBROOK VIC 3064	\$348,000	08-Feb-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: 16 October 2024



**44 DYSART ROAD DONNYBROOK
 VIC 3064**

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Sold Price **\$330,000** Sold Date **23-Jul-24**

Distance **0.27km**



**49 BOOMERANG ROAD
 DONNYBROOK VIC 3064**

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Sold Price **\$348,000** Sold Date **08-Feb-24**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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