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

71 BOOMERANG 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	\$345,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$339,000	Prop	erty type		Land	Suburb	Donnybrook
Period-from	01 Feb 2024	to	31 Jan 2	2025	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
8 DYSART ROAD DONNYBROOK VIC 3064	\$330,000	22-Jan-25
6 CASEYS WAY DONNYBROOK VIC 3064	\$354,000	13-Sep-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: 06 February 2025



consumer.vic.gov.au

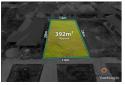


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350 SQM

	8 DYSART ROAD DONNYBROOK VIC 3064		Sold Price	^{RS} \$330,000	Sold Date	22-Jan-25	
PLogic	-	-	Ģ ⁻			Distance	0.14km



6 CASEYS WAY DONNYBROOK VIC 3064	Sold Price	\$354,000 Sold Date	13-Sep-24
		Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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