# 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	<del>or range</del> <del>between</del>	&	
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

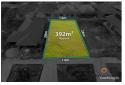


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350 SQM

	8 DYSART ROAD DONNYBROOK VIC 3064		Sold Price	<sup>RS</sup> \$330,000	Sold Date	22-Jan-25	
PLogic	<b>-</b>	-	Ģ <sup>-</sup>			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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