

## 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

20 BOILERSMITH STREET 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

\$780,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 12 SOCIETY VISTA DONNYBROOK VIC 3064 | \$815,000 | 09-Oct-23 |
| 21 METRO AVENUE KALKALLO VIC 3064    | \$800,000 | 03-Jul-23 |
| 13 BRUCATO ROAD KALKALLO VIC 3064    | \$780,000 | 04-Aug-23 |

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: 12 December 2023



**12 SOCIETY VISTA DONNYBROOK VIC 3064**

Sold Price

**\$815,000**

Sold Date

**09-Oct-23**



4



2



2

Distance

**1.85km**



**21 METRO AVENUE KALKALLO VIC 3064**

Sold Price

**\$800,000**

Sold Date

**03-Jul-23**



4



2



2

Distance

**2.49km**



**13 BRUCATO ROAD KALKALLO VIC 3064**

Sold Price

**\$780,000**

Sold Date

**04-Aug-23**



4



2



2

Distance

**2.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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