

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

3 PETERSFIELD WAY 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

\$399,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$309,000

Property type

Land

Suburb

Donnybrook

Period-from

01 Sep 2022

to

31 Aug 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

45 DERMODY AVENUE KALKALLO VIC 3064	\$409,405	08-May-23
22 DENMEAD DRIVE DONNYBROOK VIC 3064	-	31-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: 20 September 2023

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45 DERMODY AVENUE KALKALLO VIC 3064 Sold Price **\$409,405** Sold Date **08-May-23**

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Distance **1.19km**



**22 DENMEAD DRIVE
DONNYBROOK VIC 3064**

Sold Price

RS UN

Sold Date **31-Aug-23**

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Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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