

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

2/60 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Donvale

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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 six 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
1	34a Deakin St MITCHAM 3132	\$761,000	13/10/2021
2	12/163 Mitcham Rd DONVALE 3111	\$759,888	31/01/2022
3			

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 six months.~~

This Statement of Information was prepared on:

28/02/2022 13:42



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2021: \$870,000

Comparable Properties



34a Deakin St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$761,000
Method: Private Sale
Date: 13/10/2021
Property Type: Unit
Land Size: 334 sqm approx



12/163 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 2  2  2

Price: \$759,888
Method: Sold Before Auction
Date: 31/01/2022
Property Type: Unit

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 six months.

Account - Barry Plant | P: 03 9842 8888