

## 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

13 METROPOLIS WAY 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Oct 2022

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 FOLIA WAY DONNYBROOK VIC 3064    | \$650,000 | 10-Aug-23 |
| 1 ELSIE STREET DONNYBROOK VIC 3064  | \$660,000 | 19-Aug-23 |
| 19 OCTAVIA STREET KALKALLO VIC 3064 | \$665,000 | 06-Oct-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: 28 October 2023



**13 FOLIA WAY DONNYBROOK VIC 3064** Sold Price **\$650,000** Sold Date **10-Aug-23**

4 2 2

Distance **1.15km**



**1 ELSIE STREET DONNYBROOK VIC 3064** Sold Price **\$660,000** Sold Date **19-Aug-23**

4 2 2

Distance **2.03km**



**19 OCTAVIA STREET KALKALLO VIC 3064** Sold Price <sup>RS</sup> **\$665,000** Sold Date **06-Oct-23**

4 2 2

Distance **2.94km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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