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	5 CHILWORTH STREET 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	$530,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$307,000	Property type	Land	Suburb	Donnybrook
Period-from	01 Mar 2023	to	29 Feb 2024	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
7 BEXLEY TERRACE DONNYBROOK VIC 3064	$540,000	23-Jun-23
33 NUBEENA CRESCENT DONNYBROOK VIC 3064	$540,000	10-Jan-24
18 SWANMORE ROAD DONNYBROOK VIC 3064	$540,000	20-Feb-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: 13 March 2024

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7 BEXLEY TERRACE DONNYBROOK VIC 3064

3 2 1

Sold Price **$540,000** Sold Date **23-Jun-23**

Distance **0.64km**



33 NUBEENA CRESCENT DONNYBROOK VIC 3064

4 2 1

Sold Price RS **$540,000** UN Sold Date **10-Jan-24**

Distance **0.75km**



18 SWANMORE ROAD DONNYBROOK VIC 3064

3 2 1

Sold Price RS **$540,000** Sold Date **20-Feb-24**

Distance **0.83km**

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

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