

## 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

10 DOWNTOWN AVENUE DONNYBROOK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

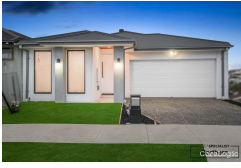
Date of sale

8 VIOLA STREET DONNYBROOK VIC 3064	\$570,000	30-Nov-23
3 FOLIA WAY DONNYBROOK VIC 3064	\$640,000	02-Nov-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: 14 March 2024

**8 VIOLA STREET DONNYBROOK  
VIC 3064**

3 2 2

Sold Price **\$570,000** Sold Date **30-Nov-23**Distance **0.79km****3 FOLIA WAY DONNYBROOK VIC  
3064**

3 2 2

Sold Price **\$640,000** Sold Date **02-Nov-23**Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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