

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

15/1 EASTWAY AVENUE DONVALE VIC 3111

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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Donvale

Period-from

01 Jun 2022

to

31 May 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

3/24 GREENDALE ROAD DONCASTER EAST VIC 3109	\$984,000	06-May-23
2/1 RUSSELL STREET NUNAWADING VIC 3131	\$719,000	03-Apr-23
4 MCMURRAY STREET NUNAWADING VIC 3131	\$826,000	24-Feb-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: 27 June 2023



**3/24 GREENDALE ROAD
DONCASTER EAST VIC 3109**

 2  2  1

Sold Price ^{RS} **\$984,000** Sold Date **06-May-23**

Distance **1.32km**



**2/1 RUSSELL STREET
NUNAWADING VIC 3131**

 3  2  2

Sold Price **\$719,000** Sold Date **03-Apr-23**

Distance **1.52km**



**4 MCMURRAY STREET
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$826,000** Sold Date **24-Feb-23**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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