

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

20 MIDANBURY ROAD 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jul 2023

to

30 Jun 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 DROXFORD STREET DONNYBROOK VIC 3064	\$731,500	04-Mar-24
9 FROME WAY DONNYBROOK VIC 3064	\$712,000	06-Apr-24
18 BEXLEY TERRACE DONNYBROOK VIC 3064	\$812,222	27-Mar-24

OR

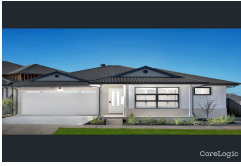
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 July 2024

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**8 DROXFORD STREET
DONNYBROOK VIC 3064**

4 2 2

Sold Price

\$731,500

Sold Date **04-Mar-24**

Distance

0.1km



**9 FROME WAY DONNYBROOK VIC
3064**

4 2 2

Sold Price

\$712,000

Sold Date **06-Apr-24**

Distance

0.69km



**18 BEXLEY TERRACE
DONNYBROOK VIC 3064**

4 2 2

Sold Price

\$812,222

Sold Date **27-Mar-24**

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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