

## 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

20A CHERRY GROVE DONVALE VIC 3111

### 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,486,500

Property type

Other

Suburb

Donvale

Period-from

03 Nov 2023

to

03 May 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 CHERRY GROVE DONVALE VIC 3111	\$1,338,000	22-Mar-24
21A DEEP CREEK ROAD MITCHAM VIC 3132	\$1,350,000	06-Nov-23
2/13 DEEP CREEK ROAD MITCHAM VIC 3132	\$1,400,000	13-Dec-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: 03 May 2024



**8 CHERRY GROVE DONVALE VIC 3111**

Sold Price

<sup>RS</sup>

**\$1,338,000**

Sold Date

**22-Mar-24**

 4  2  2

Distance

**0.14km**



**21A DEEP CREEK ROAD MITCHAM VIC 3132**

Sold Price

**\$1,350,000**

Sold Date

**06-Nov-23**

 4  2  2

Distance

**1.91km**



**2/13 DEEP CREEK ROAD MITCHAM VIC 3132**

Sold Price

**\$1,400,000**

Sold Date

**13-Dec-23**

 4  3  2

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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