

## 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

21 THORNBURY STREET 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Feb 2023

to

31 Jan 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

2 DAINTREE ENTRANCE DONNYBROOK VIC 3064	\$645,000	30-Jan-24
9 ICARUS DRIVE KALKALLO VIC 3064	\$629,500	28-Oct-23
37 ICARUS DRIVE KALKALLO VIC 3064	\$633,000	14-Oct-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 February 2024

**2 DAINTREE ENTRANCE  
DONNYBROOK VIC 3064**

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Sold Price <sup>RS</sup> **\$645,000** <sup>UN</sup> Sold Date **30-Jan-24**Distance **0.84km****9 ICARUS DRIVE KALKALLO VIC  
3064**

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Sold Price <sup>RS</sup> **\$629,500** Sold Date **28-Oct-23**Distance **1.11km****37 ICARUS DRIVE KALKALLO VIC  
3064**

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Sold Price **\$633,000** Sold Date **14-Oct-23**Distance **1.36km****RS** = Recent sale      **UN** = Undisclosed Sale

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