

## 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

3/14 CHIPPEWA AVENUE 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$967,500

Property type

Unit

Suburb

Donvale

Period-from

01 Apr 2023

to

31 Mar 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

2/4 CHIPPEWA AVENUE DONVALE VIC 3111	\$710,000	08-Dec-23
1/37 CHIPPEWA AVENUE DONVALE VIC 3111	\$705,000	31-Jan-24
5/132 MITCHAM ROAD DONVALE VIC 3111	\$725,000	31-Jan-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: 23 April 2024



**2/4 CHIPPEWA AVENUE DONVALE VIC 3111** Sold Price

**\$710,000** Sold Date **08-Dec-23**

 2  1  1

Distance **0.14km**



**1/37 CHIPPEWA AVENUE DONVALE VIC 3111**

Sold Price

<sup>RS</sup> **\$705,000** Sold Date **31-Jan-24**

 2  1  2

Distance **0.27km**



**5/132 MITCHAM ROAD DONVALE VIC 3111**

Sold Price

**\$725,000** Sold Date **31-Jan-24**

 3  2  2

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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