

# 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

3/70 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$908,500 Property Type Unit Suburb Donvale

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 six 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
1	5 Cherry Gr DONVALE 3111	\$1,450,000	24/02/2024
2	22a Wooddale Gr DONVALE 3111	\$1,200,000	10/11/2023
3	1/13 Rangeview Rd DONVALE 3111	\$1,000,000	06/12/2023

**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 six months.~~

This Statement of Information was prepared on: 20/03/2024 11:48



5 3 2

**Property Type:** Townhouse (Single)  
**Land Size:** 214 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median Unit Price**  
December quarter 2023: \$908,500

## Comparable Properties



**5 Cherry Gr DONVALE 3111 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 341 sqm approx



**22a Wooddale Gr DONVALE 3111 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2023  
**Property Type:** Townhouse (Res)



**1/13 Rangeview Rd DONVALE 3111 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 06/12/2023  
**Property Type:** House (Res)  
**Land Size:** 390 sqm approx

Account - Barry Plant | P: (03) 9431 1243