

## 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

37 HUTCH AVENUE 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 May 2023

to

30 Apr 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

5 REMINIS DRIVE DONNYBROOK VIC 3064	\$640,000	07-Feb-24
23 LASIO WAY DONNYBROOK VIC 3064	\$664,000	20-Nov-23
19 OVATA GROVE DONNYBROOK VIC 3064	\$660,000	07-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: 02 May 2024



**5 REMINIS DRIVE DONNYBROOK VIC 3064**

Sold Price **\$640,000** Sold Date **07-Feb-24**

 3  2  2

Distance **2.78km**



**23 LASIO WAY DONNYBROOK VIC 3064**

Sold Price **\$664,000** Sold Date **20-Nov-23**

 4  2  2

Distance **0.09km**



**19 OVATA GROVE DONNYBROOK VIC 3064**

Sold Price **\$660,000** Sold Date **07-Oct-23**

 3  2  2

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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