

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

4 HUTCH AVENUE DONNYBROOK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Oct 2022

to

30 Sep 2023

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

3 HUTCH AVENUE DONNYBROOK VIC 3064	\$610,000	20-Jul-23
13 FOLIA WAY DONNYBROOK VIC 3064	\$650,000	10-Aug-23
9 FEEDWATER ROAD DONNYBROOK VIC 3064	\$621,000	26-Apr-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: 16 October 2023



3 HUTCH AVENUE DONNYBROOK VIC 3064

Sold Price

\$610,000

Sold Date

20-Jul-23

4 2 2

Distance

0.04km



13 FOLIA WAY DONNYBROOK VIC 3064

Sold Price

\$650,000

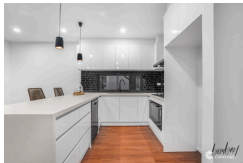
Sold Date

10-Aug-23

4 2 2

Distance

0.45km



9 FEEDWATER ROAD DONNYBROOK VIC 3064

Sold Price

\$621,000

Sold Date

26-Apr-23

4 2 2

Distance

1.02km



25 LATIFOLIUM STREET DONNYBROOK VIC 3064

Sold Price

\$635,000

Sold Date

12-May-23

4 2 2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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