

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

40 DYSART ROAD 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Donnybrook

Period-from

01 Jun 2023

to

31 May 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

46 IVORY ROAD DONNYBROOK VIC 3064	\$370,000	09-May-23
31 GRACEMERE ROAD DONNYBROOK VIC 3064	\$382,000	06-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.

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**46 IVORY ROAD DONNYBROOK
VIC 3064**



Sold Price **\$370,000** Sold Date **09-May-23**

Distance **0.22km**



**31 GRACEMERE ROAD
DONNYBROOK VIC 3064**



Sold Price **\$382,000** Sold Date **06-Apr-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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