

## 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 IVORY ROAD 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

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Jan 2023

to

31 Dec 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

8 FORRESTERS ROAD DONNYBROOK VIC 3064	\$725,000	22-Dec-23
30 BOOMERANG ROAD DONNYBROOK VIC 3064	\$740,000	26-Oct-23
14 VERDANT DRIVE DONNYBROOK VIC 3064	\$733,000	15-Jul-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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**8 FORRESTERS ROAD  
DONNYBROOK VIC 3064**

4 2 2

Sold Price

<sup>RS</sup> **\$725,000** Sold Date **22-Dec-23**

Distance **0.13km**



**30 BOOMERANG ROAD  
DONNYBROOK VIC 3064**

4 2 2

Sold Price

**\$740,000** Sold Date **26-Oct-23**

Distance **0.14km**



**14 VERDANT DRIVE DONNYBROOK  
VIC 3064**

4 2 2

Sold Price

**\$733,000** Sold Date **15-Jul-23**

Distance **1.76km**



**18 DECUMBENS WAY  
DONNYBROOK VIC 3064**

4 2 2

Sold Price

**\$750,000** Sold Date **16-Sep-22**

Distance **2.15km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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