

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

5 CHILWORTH STREET 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$307,000

Property type

Land

Suburb

Donnybrook

Period-from

01 Mar 2023

to

29 Feb 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

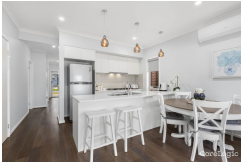
Date of sale

| | | |
|---|-----------|-----------|
| 7 BEXLEY TERRACE DONNYBROOK VIC 3064 | \$540,000 | 23-Jun-23 |
| 33 NUBEENA CRESCENT DONNYBROOK VIC 3064 | \$540,000 | 10-Jan-24 |
| 18 SWANMORE ROAD DONNYBROOK VIC 3064 | \$540,000 | 20-Feb-24 |

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: 13 March 2024

**7 BEXLEY TERRACE
DONNYBROOK VIC 3064**

3 2 1

Sold Price **\$540,000** Sold Date **23-Jun-23**Distance **0.64km****33 NUBEENA CRESCENT
DONNYBROOK VIC 3064**

4 2 1

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **10-Jan-24**Distance **0.75km****18 SWANMORE ROAD
DONNYBROOK VIC 3064**

3 2 1

Sold Price ^{RS} **\$540,000** Sold Date **20-Feb-24**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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