

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

6 AMBIGUA WAY 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Donnybrook

Period-from

01 Sep 2022

to

31 Aug 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

11 HUTCH AVENUE DONNYBROOK VIC 3064	\$635,000	29-Apr-23
29 GREENWOOD ROAD DONNYBROOK VIC 3064	\$620,000	31-Aug-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: 05 September 2023

**11 HUTCH AVENUE DONNYBROOK
VIC 3064**4  2  1 

Sold Price

\$635,000

Sold Date

29-Apr-23

Distance

0.33km**29 GREENWOOD ROAD
DONNYBROOK VIC 3064**4  2  1 

Sold Price

^{RS}\$620,000

Sold Date

31-Aug-23

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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