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<br>Including suburb and postcode | 26 DEMESNE DRIVE 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 | $749,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $650,000 | Property type | House | Suburb | Donnybrook |
| Period-from | 01 Jul 2023 | to | 30 Jun 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.

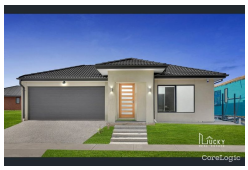
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 8 WILLOWMEAD BOULEVARD DONNYBROOK VIC 3064 | $749,000 | 02-Mar-24 |
| 534 CAMERON STREET DONNYBROOK VIC 3064 | $735,000 | 27-Apr-24 |
| 57 HARDWOOD GROVE DONNYBROOK VIC 3064 | $749,000 | 14-Apr-24 |

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: 08 July 2024

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**8 WILLOWMEAD BOULEVARD DONNYBROOK VIC 3064**

4 2 2

Sold Price **$749,000** Sold Date **02-Mar-24**

Distance **0.47km**



**534 CAMERON STREET DONNYBROOK VIC 3064**

4 2 2

Sold Price **$735,000** Sold Date **27-Apr-24**

Distance **0.38km**



**57 HARDWOOD GROVE DONNYBROOK VIC 3064**

4 2 2

Sold Price **$749,000** Sold Date **14-Apr-24**

Distance **0.35km**

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

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