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: 4/66 CHIPPEWA AVENUE DONVALE 3111

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: $925,000 | &: $995,000

Median sale price

Median price: $993,000 | Property type: Unit | Suburb: Donvale

Period - From: 1/07/2022 | to: 30/09/2022 | Source: REIV

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 six 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
8/32-34 BURNETT STREET MITCHAM VIC 3132	$945,000	16-Sep-22
1/22 WARNES ROAD MITCHAM VIC 3132	$975,000	26-May-22
52 MADISON BOULEVARD MITCHAM VIC 3132	$985,000	20-Aug-22

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 six months.~~

This Statement of Information was prepared on: 20 October 2022