

## 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 OAKY STREET 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

\$305,000

&

\$315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Donnybrook

Period-from

01 Aug 2023

to

31 Jul 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

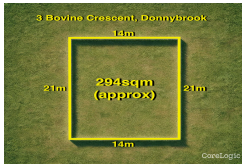
Date of sale

3 BOVINE CRESCENT DONNYBROOK VIC 3064	\$315,000	06-Apr-24
LOT 324 GOULD CRESCENT MICKLEHAM VIC 3064	\$313,000	17-Apr-24
LOT 321 GOULD CRESCENT MICKLEHAM VIC 3064	\$315,000	31-Mar-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: 05 August 2024



## 3 BOVINE CRESCENT DONNYBROOK VIC 3064

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Sold Price **\$315,000** Sold Date **06-Apr-24**

Distance **1.97km**



## LOT 324 GOULD CRESCENT MICKLEHAM VIC 3064

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Sold Price **\$313,000** Sold Date **17-Apr-24**

Distance **4.25km**



## LOT 321 GOULD CRESCENT MICKLEHAM VIC 3064

 -  -  -

Sold Price **\$315,000** Sold Date **31-Mar-24**

Distance **4.22km**

RS = Recent sale

UN = Undisclosed Sale

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