

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

12/37 Wooddale Grove Donvale VIC 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

\$799,000

&

\$878,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Donvale

Period-from

01 Oct 2020

to

30 Sep 2021

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

5/66 Chippewa Avenue Donvale VIC 3111	\$837,000	08-Feb-21
5/1 Eastway Avenue Donvale VIC 3111	\$845,700	30-Mar-21

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: 14 October 2021



**5/66 Chippewa Avenue Donvale
VIC 3111**

 3  2  2

Sold Price

\$837,000

Sold Date

08-Feb-21

Distance

0.52km



**5/1 Eastway Avenue Donvale VIC
3111**

 3  2  2

Sold Price

\$845,700

Sold Date

30-Mar-21

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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