

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

45 Chippewa Avenue, DONVALE, VIC, 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$ 1,030,000

or range between

\$

&

\$

Median sale price

Median price

\$ 1,273,000

House

Unit

Suburb

DONVALE

Period - From

01/03/2018

to

01/03/2019

Source

APM PriceFinder

Comparable property sales

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
32 ASTELLOT DRIVE, DONVALE VIC 3111	\$ 775,000	16/11/2018
28 HAINES STREET, MITCHAM VIC 3132	\$ 1,100,000	18/12/2018
302 OBAN ROAD, DONVALE VIC 3111	\$ 1,110,000	28/01/2019