OXBRIDGE
ACHIEVING EXCELLENCE

Oxbridge Group Pty Ltd
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Tel: 1300 680 690 Agent No: 082925L

Member of REIV

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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: Address available on request, 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 $*367,000 ~~or range between $*~~ ~~& $~~

Median sale price

Median price $290,000 Property Type Land Suburb Donnybrook

Period - From 01 Dec 2019 to 30 Nov 2020 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 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
1 14 Cycad Avenue Donnybrook VIC 3064	$333,000	14 August 2020
2 26 Grammar Avenue Donnybrook VIC 3064	$345,000	03 August 2020
3 152 Olivine Boulevard Donnybrook VIC 3064	$345,000	18 June 2020

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: 03.12.2020