

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

3 DAISY DRIVE 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

\$630,000

&

\$670,000

**Median sale price**

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Donnybrook

Period-from

01 Apr 2021

to

31 Mar 2022

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**

|  |           |           |
|--|-----------|-----------|
| 15 CARDIGAN STREET DONNYBROOK VIC 3064 | \$659,500 | 02-Feb-22 |
| 61 KELBERG ROAD KALKALLO VIC 3064      | \$650,000 | 25-Jan-22 |
| 4 VESTIGE STREET DONNYBROOK VIC 3064   | \$670,000 | 07-Mar-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 6 months.~~

This Statement of Information was prepared on: 01 April 2022