

## 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

2/19 ARGYLE STREET DONVALE VIC 3111

### 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Donvale

Period-from

01 Jan 2022

to

31 Dec 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

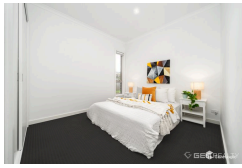
Date of sale

3/88 BLACKBURN ROAD DONCASTER EAST VIC 3109	\$945,000	27-Sep-22
2/5 CASSOWARY STREET DONCASTER EAST VIC 3109	\$1,143,000	01-Oct-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: 24 January 2023

**3/88 BLACKBURN ROAD  
DONCASTER EAST VIC 3109** 3  2  2Sold Price **\$945,000** Sold Date **27-Sep-22**Distance **0.94km****2/5 CASSOWARY STREET  
DONCASTER EAST VIC 3109** 3  2  2Sold Price **\$1,143,000** Sold Date **01-Oct-22**Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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