

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 36 Argyle Street 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 \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,640,000

Property type 4 bed houses

Suburb Donvale

Period - From Mar 2022

to

Mar 2023

Source REIV

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
6 Ashwood Drive Nunawading	\$1,150,000	28/3/2023
91 Katrina Street Blackburn North	\$1,205,000	18/2/2023
17 Abelia Street Doncaster East	\$1,250,000	13/12/2022

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: 19/6/2023