

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

41 Argyle Street, Donvale Vic 3111

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Donvale

Period - From 01/10/2020

to 30/09/2021

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
1	14 Argyle St DONVALE 3111	\$1,255,000	16/10/2021
2	10 Pictor Ct DONVALE 3111	\$1,220,000	27/11/2021
3	21 Savaris Ct DONVALE 3111	\$1,188,000	24/10/2021

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:

17/01/2022 14:45



 4  2  2

Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending September 2021: \$1,450,000

Comparable Properties



14 Argyle St DONVALE 3111 (REI)

Agent Comments

 4  2  1

Price: \$1,255,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 757 sqm approx



10 Pictor Ct DONVALE 3111 (REI)

Agent Comments

 4  2  1

Price: \$1,220,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 796 sqm approx



21 Savaris Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,188,000
Method: Private Sale
Date: 24/10/2021
Property Type: House (Res)
Land Size: 719 sqm approx