

# 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

46 Roy 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)

Range between \$1,060,000

&

\$1,150,000

### Median sale price

Median price \$1,278,000

Property Type House

Suburb Donvale

Period - From 14/01/2020

to

13/01/2021

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	3 Michellan Ct DONVALE 3111	\$1,190,000	04/11/2020
2	3 Pictor Ct DONVALE 3111	\$1,090,000	20/10/2020
3	18 Evandale Av NUNAWADING 3131	\$1,049,500	28/11/2020

**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:

14/01/2021 10:32



4 2 1

**Property Type:** House

**Land Size:** 655 sqm approx

Agent Comments

## Comparable Properties



**3 Michellan Ct DONVALE 3111 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 04/11/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 783 sqm approx



**3 Pictor Ct DONVALE 3111 (REI)**

Agent Comments

4 1 1

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 20/10/2020

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**18 Evandale Av NUNAWADING 3131 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,049,500

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 665 sqm approx