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

35 Roy Street, Donvale Vic 3111

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$794,000	Pro	operty Type	Unit			Suburb	Donvale
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/36 Boronia Gr DONCASTER EAST 3109	\$1,301,000	09/12/2022
2	23 Kendall St NUNAWADING 3131	\$1,270,000	26/11/2022
3	1/41 Talford St DONCASTER EAST 3109	\$1,210,000	06/09/2022

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:

22/02/2023 12:54









Property Type: Townhouse **Land Size:** 329 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price December quarter 2022: \$794,000

Comparable Properties



2/36 Boronia Gr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,301,000 Method: Sold Before Auction Date: 09/12/2022 Property Type: Townhouse (Res) Land Size: 204 sqm approx



23 Kendall St NUNAWADING 3131 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,270,000 Method: Auction Sale Date: 26/11/2022 Property Type: Townhouse (Res) Land Size: 316 sqm approx



1/41 Talford St DONCASTER EAST 3109 (REI/VG)



Price: \$1,210,000 Method: Private Sale Date: 06/09/2022 Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



propertydata

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