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	58 Roy Street, Donvale Vic 3111

Indicative selling price

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

Range between	$1,200,000	&	$1,300,000

Median sale price

Median price	$1,600,000	Property Type	House	Suburb	Donvale
Period - From	01/07/2022	to 30/09/2022		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.
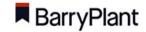
	Address of comparable property	Price	Date of sale
1	6 Sonia St DONVALE 3111	$1,356,000	27/08/2022
2	31 Roy St DONVALE 3111	$1,275,000	06/10/2022
3	10 Argyle St DONVALE 3111	$1,182,500	27/08/2022

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: 25/10/2022 16:07

BarryPlant

🛏 **3**   🛁 **1**   🚗 **4**

Property Type: House
Land Size: 1001 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2022: $1,600,000

Comparable Properties

6 Sonia St DONVALE 3111 (REI)

🛏 **4**   🛁 **2**   🚗 **2**

Price: $1,356,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)

Agent Comments

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31 Roy St DONVALE 3111 (REI)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $1,275,000
Method: Sold Before Auction
Date: 06/10/2022
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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10 Argyle St DONVALE 3111 (REI)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $1,182,500
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888