

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 45 Roy Street, Donvale, VIC 3111

Indicative selling price

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

Price Range \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Donvale (3106)

Period - From 17/03/2022 to 17/03/2023 Source Realestate

Comparable property sales

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
12 CURRAJONG STREET, DONCASTER EAST VIC 3109	\$1,589,000	01/04/2023
55 ROY STREET, DONVALE VIC 3111	\$1,535,000	21/03/2023
13 CENTAUR GROVE, DONCASTER EAST VIC 3109	\$1,585,000	04/03/2023

This Statement of Information was prepared on: 17/04/2023