Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for s	ale								
Including subu	ddress (irb and stcode									
Indicative sell	ing price	9								
For the meaning	of this pr	ice see	cons	sumer.vic.gov.au	/underquot	ting				
Range between \$1,58		0,000		&	\$1,680,000					
Median sale p	rice									
Median price	\$1,750,0	00	Pro	pperty Type Hou	se		Suburb	Donvale		
Period - From	01/10/20	23	to	31/12/2023	So	urce	REIV		·	
Comparable p	roperty	sales ((*Del	ete A or B hel	nw as ani	nlical	hle)			

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale	
1	1/24 Argyle St DONVALE 3111	\$1,650,000	14/12/2023	
2	1a Clements Av DONVALE 3111	\$1,600,000	18/10/2023	
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OR

В* 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:	30/01/2024 11:36
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Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price December guarter 2023; \$1,750,000

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Property Type: Agent Comments

Comparable Properties



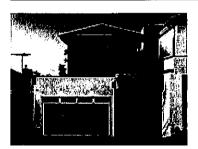
1/24 Argyle St DONVALE 3111 (REI)

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Price: \$1.650,000 Method: Private Sale Date: 14/12/2023

Property Type: Townhouse (Single)

Agent Comments



1a Clements Av DONVALE 3111 (REI/VG)

Price: \$1,600,000 Method: Private Sale Date: 18/10/2023

Property Type: Townhouse (Res) Land Size: 362 sgm approx

Agent Comments

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.

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