

# 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

2 24 Argyle 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 \$1,580,000

&

\$1,680,000

### Median sale price

Median price \$1,750,000

Property Type House

Suburb Donvale

Period - From 01/10/2023

to 31/12/2023

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	1/24 Argyle St DONVALE 3111	\$1,650,000	14/12/2023
2	1a Clements Av DONVALE 3111	\$1,600,000	18/10/2023
3			

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:

30/01/2024 11:36

John Konidaris  
03 9842 8000  
0412 776 650

john.konidaris@harcourts.com.au

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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,580,000 - \$1,680,000  
**Median House Price**  
December quarter 2023: \$1,750,000

## Comparable Properties



1/24 Argyle St DONVALE 3111 (REI)

Agent Comments

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Price: \$1,650,000  
Method: Private Sale  
Date: 14/12/2023  
Property Type: Townhouse (Single)



1a Clements Av DONVALE 3111 (REI/VG)

Agent Comments

 4    3    2

Price: \$1,600,000  
Method: Private Sale  
Date: 18/10/2023  
Property Type: Townhouse (Res)  
Land Size: 362 sqm approx

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.