

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

64 Roy Street, Donvale

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**SINGLE  
PRICE**

\$850,000

## Median sale price

**MEDIAN  
PRICE**

\$1,125,000

**HOUSE**

X

**SUBURB**

Donvale

**PERIOD -  
FROM**

1<sup>st</sup> January, 2019

**TO**

31<sup>st</sup> March, 2019

**SOURCE**

REIV

## Comparable property sales

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**

81 Roy Street, Donvale	\$812,000	27/04/2019
32 Martha Street, Donvale	\$1,056,800	23/03/2019
11 Wrendale Drive, Donvale	\$900,000	15/04/2019

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## Comparable properties



**\$812,000**

81 Roy Street, Donvale, Victoria

DATE: 27/04/2019

PROPERTY TYPE: House

 3  1  
 2  650sqm x



**\$1,056,800**

32 Martha Street, Donvale, Victoria

DATE: 23/03/2019

PROPERTY TYPE: House

 4  2  
 2  651sqm



**\$900,000**

11 Wrendale Drive, Donvale Victoria

DATE: 15/04/2019

PROPERTY TYPE: House

 4  3  
 2  723sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee