

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

66 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 \$1,620,000 Property Type House Suburb Donvale

Period - From 23/04/2023 to 22/04/2024 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	12 Colwyn Ct DONVALE 3111	\$1,310,000	17/02/2024
2	21 Efron St NUNAWADING 3131	\$1,250,000	29/11/2023
3	32 Jessie St BLACKBURN NORTH 3130	\$1,209,000	11/04/2024

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:

23/04/2024 09:39



Rooms: 7
Property Type: House
Land Size: 667 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 23/04/2023 - 22/04/2024: \$1,620,000

Comparable Properties



12 Colwyn Ct DONVALE 3111 (REI)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 663 sqm approx



21 Efron St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 29/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx



32 Jessie St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,209,000
Method: Sold Before Auction
Date: 11/04/2024
Property Type: House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017