

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

1/5 Mitcham Road, Donvale VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$749,000

Median sale price

Median price

\$780,000

Property type

Unit

Suburb

Donvale

Period - From

April 2019

to

June 2019

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. 2/15 Lynne Street, Donvale VIC 3111	\$752,000	03/08/2019
2. 1/9-11 Bowen Road, Doncaster East VIC 3109	\$850,000	27/07/2019
3. 1/15 Boronia Grove, Doncaster East VIC 3109	\$735,000	19/07/2019

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:

18/09/2019

Comparable properties



\$752,000

2/15 Lynne Street, Donvale, Victoria

DATE: 03/08/2019

PROPERTY TYPE: Unit



\$850,000

1/9-11 Bowen Road, Doncaster, Victoria

DATE: 27/07/2019

PROPERTY TYPE: Unit



\$735,000

1/15 Boronia Grove, Doncaster, Victoria

DATE: 19/07/2019

PROPERTY TYPE: Unit



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21 days on market



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