Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	12/148 Mitcham Road, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$530,000

Median sale price

Median price	\$790,000	Pro	perty Type U	nit		Suburb	Donvale
Period - From	30/05/2021	to	29/05/2022	So	ource	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

Au	aress or comparable property	1 1100	Date of Sale
1	21/148 Mitcham Rd DONVALE 3111	\$812,500	06/02/2022
2	12/32 Mitcham Rd DONVALE 3111	\$480,000	08/12/2021
3	21/81-97 Mitcham Rd DONVALE 3111	\$460,000	14/05/2022

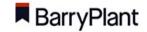
OR

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:	30/05/2022 14:31



Date of sale



Todd Lucas 03 9842 8888

Indicative Selling Price \$530,000 **Median Unit Price**

30/05/2021 - 29/05/2022: \$790,000

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Property Type: Apartment **Agent Comments**

Comparable Properties

21/148 Mitcham Rd DONVALE 3111 (VG)



Agent Comments

Price: \$812,500 Method: Sale Date: 06/02/2022

Property Type: Flat/Unit/Apartment (Res)

12/32 Mitcham Rd DONVALE 3111 (VG)

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Method: Sale Date: 08/12/2021

Price: \$480,000

Property Type: Strata Unit/Flat

Agent Comments



21/81-97 Mitcham Rd DONVALE 3111 (REI)

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Price: \$460.000 Method: Auction Sale Date: 14/05/2022

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888



