

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

12/148 Mitcham Road, Donvale Vic 3111

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

Property Type

Unit

Suburb

Donvale

Period - From

30/05/2021

to

29/05/2022

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	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

12/148 Mitcham Road, Donvale Vic 3111



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Indicative Selling Price
\$530,000

Median Unit Price

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



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

21/148 Mitcham Rd DONVALE 3111 (VG)

Agent Comments

3 - -

Price: \$812,500

Method: Sale

Date: 06/02/2022

Property Type: Flat/Unit/Apartment (Res)

12/32 Mitcham Rd DONVALE 3111 (VG)

Agent Comments

2 - -

Price: \$480,000

Method: Sale

Date: 08/12/2021

Property Type: Strata Unit/Flat



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

Agent Comments

2 1 1

Price: \$460,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



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