

# 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

G03/1 Mitcham Road, Donvale Vic 3111

### Indicative selling price

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

Single price

\$1,330,000

### Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2023

to

30/06/2023

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	208/2-4 Old Warrandyte Rd DONVALE 3111	\$1,425,000	07/06/2023
2	209/2-4 Old Warrandyte Rd DONVALE 3111	\$1,225,000	24/04/2023
3	305/2-4 Old Warrandyte Rd DONVALE 3111	\$1,500,000	24/04/2023

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:

18/07/2023 09:10



 3   
  2   
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,330,000

**Median Unit Price**

June quarter 2023: \$950,000

## Comparable Properties

**208/2-4 Old Warrandyte Rd DONVALE 3111 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,425,000

**Method:**

**Date:** 07/06/2023

**Property Type:** Apartment

**209/2-4 Old Warrandyte Rd DONVALE 3111 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,225,000

**Method:**

**Date:** 24/04/2023

**Property Type:** Apartment

**305/2-4 Old Warrandyte Rd DONVALE 3111 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,500,000

**Method:**

**Date:** 24/04/2023

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888