

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

2/11 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$702,500

Property Type

Unit

Suburb

Mitcham

Period - From

10/11/2020

to

09/11/2021

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	3/685 Whitehorse Rd MITCHAM 3132	\$670,000	15/05/2021
2	3/9-13 Percy St MITCHAM 3132	\$660,000	01/07/2021
3	2/30 Brunswick Rd MITCHAM 3132	\$645,000	20/05/2021

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:

10/11/2021 09:20



 2  2  1

Property Type: Unit
Land Size: 115 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
10/11/2020 - 09/11/2021: \$702,500

Comparable Properties



3/685 Whitehorse Rd MITCHAM 3132 (REI/VG) **Agent Comments**

 2  1  1

Price: \$670,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Unit
Land Size: 218 sqm approx



3/9-13 Percy St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$660,000
Method: Sold After Auction
Date: 01/07/2021
Property Type: Unit
Land Size: 160 sqm approx



2/30 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments

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Price: \$645,000
Method: Sale
Date: 20/05/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb