

# 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

12/55-57 Doncaster East Road, Mitcham Vic 3132

### Indicative selling price

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

Range between \$480,000

&

\$520,000

### Median sale price

Median price \$735,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2019

to 30/09/2019

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	7/2 Lucknow St MITCHAM 3132	\$515,000	25/10/2019
2	2/27 Mount Pleasant Rd NUNAWADING 3131	\$510,000	20/08/2019
3	5/27 Mount Pleasant Rd NUNAWADING 3131	\$470,000	08/07/2019

**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:

25/11/2019 15:49

12/55-57 Doncaster East Road, Mitcham Vic 3132

**Jellis  
Craig**

Matthew Scafidi

9908 5777

0433 795 006

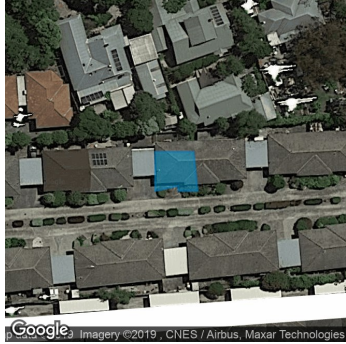
matthewscafidi@jellisrcraig.com.au

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

September quarter 2019: \$735,000



2   1   1

**Property Type:** Unit (Single)

**Land Size:** 76 sqm approx

Agent Comments

## Comparable Properties



**7/2 Lucknow St MITCHAM 3132 (REI)**

Agent Comments

2   1   1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 25/10/2019

**Rooms:** 5

**Property Type:** Unit

**2/27 Mount Pleasant Rd NUNAWADING 3131 (VG)**

Agent Comments

2   -   -

**Price:** \$510,000

**Method:** Sale

**Date:** 20/08/2019

**Property Type:** Strata Unit/Flat



**5/27 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 08/07/2019

**Property Type:** Unit

**Account** - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.