

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

4/21 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Single price

\$729,000

Median sale price

Median price

\$1,130,000

Property Type

Unit

Suburb

Doncaster East

Period - From

01/01/2024

to

31/03/2024

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	9/213 Blackburn Rd DONCASTER EAST 3109	\$748,000	30/03/2024
2	1/8 Amdura Rd DONCASTER EAST 3109	\$745,000	21/12/2023
3	4/186 Dorking Rd BOX HILL NORTH 3129	\$732,000	25/11/2023

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:

21/04/2024 16:05

4/21 Mitchell Street, Doncaster East Vic 3109



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$729,000
Median Unit Price
March quarter 2024: \$1,130,000

Comparable Properties



9/213 Blackburn Rd DONCASTER EAST 3109 (REI) Agent Comments

2 1 1

Price: \$748,000
Method: Private Sale
Date: 30/03/2024
Property Type: Unit



1/8 Amdura Rd DONCASTER EAST 3109 (REI/VG) Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 21/12/2023
Property Type: Unit
Land Size: 162 sqm approx



4/186 Dorking Rd BOX HILL NORTH 3129 (REI/VG) Agent Comments

2 1 1

Price: \$732,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 229 sqm approx

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