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

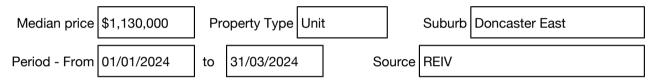
4/21 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Single price \$729,000

Median sale price



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







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 Agent Comments (REI)

Agent Comments



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



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



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 Agent Comments (REI/VG)



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

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propertydata com.au

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