

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

3/195 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$660,000 & \$710,000

Median sale price

Median price \$846,500 Property Type Unit Suburb Donvale

Period - From 01/04/2024 to 30/06/2024 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	5/28 Springvale Rd NUNAWADING 3131	\$620,000	17/08/2024
2	8a Edward St MITCHAM 3132	\$662,000	29/06/2024
3	1/199 Mitcham Rd DONVALE 3111	\$715,000	10/05/2024

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:

10/09/2024 14:49



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$660,000 - \$710,000

Median Unit Price

June quarter 2024: \$846,500

Comparable Properties



5/28 Springvale Rd NUNAWADING 3131 (REI) **Agent Comments**

 2  1  1

Price: \$620,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Unit



8a Edward St MITCHAM 3132 (REI) **Agent Comments**

 2  1  1

Price: \$662,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Unit



1/199 Mitcham Rd DONVALE 3111 (REI/VG) **Agent Comments**

 2  1  2

Price: \$715,000

Method: Private Sale

Date: 10/05/2024

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888