### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

| Property offered for sale |  |
|---------------------------|--|
|---------------------------|--|

| Address Including suburb and | 42b Doncaster East Road, Mitcham Vic 3132 |
|------------------------------|---|
| postcode                     |   |

#### Indicative selling price

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

| Range between \$900,000 | & | \$990,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price  | \$762,500  | Pro | perty Type | Unit |        | Suburb | Mitcham |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/01/2021 | to  | 31/03/2021 |      | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

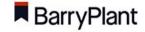
| Au | aress or comparable property    | 1 1100    | Date of Sale |
|----|---------------------------------|-----------|--------------|
| 1  | 20 Parkway La MITCHAM 3132      | \$930,000 | 14/12/2020   |
| 2  | 1/32-34 Burnett St MITCHAM 3132 | \$900,000 | 18/12/2020   |
| 3  |                                 |           |              |

#### 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.



Date of sale





Property Type: Townhouse Land Size: 289 sqm approx

Agent Comments

**Indicative Selling Price** \$900,000 - \$990,000 **Median Unit Price** March quarter 2021: \$762,500

## Comparable Properties



20 Parkway La MITCHAM 3132 (REI/VG)

**└──** 2

Price: \$930,000 Method: Private Sale Date: 14/12/2020 Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



1/32-34 Burnett St MITCHAM 3132 (REI/VG)

Price: \$900,000 Method: Private Sale Date: 18/12/2020

Property Type: Townhouse (Res)

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



