

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

3/72 DONCASTER EAST ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

419B/1 COLOMBO STREET MITCHAM VIC 3132	300000	16-Nov-22
10/11 DONCASTER EAST ROAD MITCHAM VIC 3132	450000	13-Jul-22

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 6 months.

This Statement of Information was prepared on: 15 December 2022



**419B/1 COLOMBO STREET
MITCHAM VIC 3132**

1 1 1

Sold Price

^{RS} **300000** ^{UN}

Sold Date **16-Nov-22**

Distance **0.43km**



**10/11 DONCASTER EAST ROAD
MITCHAM VIC 3132**

1 1 1

Sold Price

450000 Sold Date **13-Jul-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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