

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

307/3 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$540,000 & \$585,000

Median sale price*

Median price \$664,500 Property Type Unit Suburb Doncaster East

Period - From 06/12/2020 to 06/12/2021 Source Propertydata

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	323/642 Doncaster Rd DONCASTER 3108	\$580,000	15/10/2021
2	101/19 Frederick St DONCASTER 3108	\$561,000	09/11/2021
3	417/632-640 Doncaster Rd DONCASTER 3108	\$540,000	18/11/2021

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:

06/12/2021 12:16



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$585,000

Median Unit Price *

06/12/2020 - 06/12/2021: \$664,500

* Agent calculated median

Comparable Properties



323/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 15/10/2021

Property Type: Apartment



101/19 Frederick St DONCASTER 3108 (REI) Agent Comments

2 2 1

Price: \$561,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment



417/632-640 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

2 2 2

Price: \$540,000

Method: Private Sale

Date: 18/11/2021

Property Type: Apartment

Account - Parkes Property | P: 9840 1111 | F: 9840 1570