

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

6/7-9 MITCHAM ROAD DONVALE VIC 3111

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Unit

Suburb

Donvale

Period-from

01 Apr 2022

to

31 Mar 2023

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

5/48 LESLIE STREET DONVALE VIC 3111	\$640,000	30-Mar-23
2/33 CHURCHILL STREET DONCASTER EAST VIC 3109	\$656,000	25-Mar-23
1/52 ROSELLA STREET DONCASTER EAST VIC 3109	\$600,000	19-Nov-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: 05 April 2023


**5/48 LESLIE STREET DONVALE
VIC 3111**
 2  1  1

Sold Price

^{RS} **\$640,000** Sold Date **30-Mar-23**

Distance **1.12km**

**2/33 CHURCHILL STREET
DONCASTER EAST VIC 3109**
 2  1  1

Sold Price

^{RS} **\$656,000** Sold Date **25-Mar-23**

Distance **1.3km**

**1/52 ROSELLA STREET
DONCASTER EAST VIC 3109**
 2  1  1

Sold Price

\$600,000 Sold Date **19-Nov-22**

Distance **1.91km**
RS = Recent sale

UN = Undisclosed Sale

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