

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

6a Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$1,160,000

Median sale price

Median price

\$1,050,000

Property Type

Townhouse

Suburb

Donvale

Period - From

21/08/2022

to

20/08/2023

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	1/1099 Doncaster Rd DONCASTER EAST 3109	\$1,100,000	26/06/2023
2	3/14 Mantell St DONCASTER EAST 3109	\$1,051,000	24/06/2023
3	1/58 Melissa St DONVALE 3111	\$950,000	29/04/2023

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:

21/08/2023 12:40



 3  2  1

Property Type: Townhouse (Res)

Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price

\$1,160,000

Median Townhouse Price

21/08/2022 - 20/08/2023: \$1,050,000

Comparable Properties



1/1099 Doncaster Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 26/06/2023

Property Type: Townhouse (Res)



3/14 Mantell St DONCASTER EAST 3109 (REI) **Agent Comments**

 3  2  1

Price: \$1,051,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Unit

Land Size: 358 sqm approx



1/58 Melissa St DONVALE 3111 (REI/VG) **Agent Comments**

 3  2  2

Price: \$950,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Unit

Land Size: 370 sqm approx

Account - Barry Plant | P: 03 9842 8888