

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

15/205-213 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

\$885,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

Unit

Suburb

Donvale

Period-from

01 Feb 2021

to

31 Jan 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

465 Springfield Road Mitcham VIC 3132	\$955,000	14-Jul-21
3/27 Percy Street Mitcham VIC 3132	\$895,000	31-Oct-21
1/39 Wooddale Grove Donvale VIC 3111	\$938,168	28-May-21

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.~~

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465 Springfield Road Mitcham VIC 3132

Sold Price

\$955,000

Sold Date

14-Jul-21

3

1

1

Distance

0.13km



3/27 Percy Street Mitcham VIC 3132

Sold Price

\$895,000

Sold Date

31-Oct-21

3

2

2

Distance

1.77km



1/39 Wooddale Grove Donvale VIC 3111

Sold Price

\$938,168

Sold Date

28-May-21

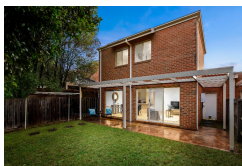
3

2

2

Distance

0.32km



44 Madison Boulevard Mitcham VIC 3132

Sold Price

\$926,000

Sold Date

07-Jul-21

3

2

1

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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