Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

317/3 Mitchell Street, Doncaster East Vic 3109
31

Indicative selling price

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

Range between \$570,000 &	\$590,000
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Median sale price

Median price	\$938,000	Pro	perty Type U	nit		Suburb	Doncaster East
Period - From	01/04/2024	to	30/06/2024	Sc	ource	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

1	705/642 Doncaster Rd DONCASTER 3108	\$630,000	03/07/2024
2	4/885-889 Doncaster Rd DONCASTER EAST 3109	\$625,000	01/05/2024
3	305/3-11 Mitchell St DONCASTER EAST 3109	\$555,000	30/05/2024

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.

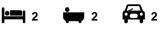
This Statement of Information was prepared on:	19/07/2024 14:32
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Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$570,000 - \$590,000 Median Unit Price June quarter 2024: \$938,000

Comparable Properties



705/642 Doncaster Rd DONCASTER 3108 (REI) Agent Comments

Price: \$630,000 Method: Private Sale Date: 03/07/2024

Property Type: Apartment



4/885-889 Doncaster Rd DONCASTER EAST

3109 (REI)

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12 🔂

Price: \$625,000 Method: Private Sale Date: 01/05/2024

Property Type: Apartment

Agent Comments

Agent Comments



305/3-11 Mitchell St DONCASTER EAST 3109

(REI)

-2

Price: \$555,000 Method: Private Sale Date: 30/05/2024 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888



