

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

15/21 Doncaster East Road Mitcham VIC 3132

Indicative selling price

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

Single Price

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/24 Mountfield Road Mitcham VIC 3132	\$782,000	22-Jan-21
1/565 Whitehorse Road Mitcham VIC 3132	\$743,000	30-Jan-21
2/70 Chippewa Avenue Donvale VIC 3111	\$860,000	05-Oct-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.~~

This Statement of Information was prepared on: 04 January 2022



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2/24 Mountfield Road Mitcham VIC 3132

2 1 1

Sold Price

\$782,000

Sold Date

22-Jan-21

Distance

0.65km



1/565 Whitehorse Road Mitcham VIC 3132

2 2 2

Sold Price

\$743,000

Sold Date

30-Jan-21

Distance

0.67km



2/70 Chippewa Avenue Donvale VIC 3111

2 - -

Sold Price

\$860,000

Sold Date

05-Oct-21

Distance

0.67km



6/37 Wooddale Grove Donvale VIC 3111

2 2 1

Sold Price

^{RS} **\$735,000**

Sold Date

13-Oct-21

Distance

0.71km



2/34 Church Street Mitcham VIC 3132

2 2 1

Sold Price

\$770,000

Sold Date

17-Apr-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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