

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

22/81-97 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$479,999

Median sale price

Median price

\$785,000

Property Type

Unit

Suburb

Donvale

Period - From

01/07/2020

to

30/06/2021

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 | 7/164 Blackburn Rd DONCASTER EAST 3109 | \$490,000 | 29/04/2021 |
| 2 | 28/81-97 Mitcham Rd DONVALE 3111 | \$450,000 | 09/08/2021 |
| 3 | 5/1042 Doncaster Rd DONCASTER EAST 3109 | \$449,000 | 16/08/2021 |

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:

06/10/2021 11:16



 2  1  1

Rooms: 5
Property Type: Apartment
Land Size: 3233 sqm approx
Agent Comments

Indicative Selling Price

\$479,999

Median Unit Price

Year ending June 2021: \$785,000

Comparable Properties



7/164 Blackburn Rd DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 2  2  1

Price: \$490,000
Method: Private Sale
Date: 29/04/2021
Property Type: Apartment
Land Size: 74 sqm approx



28/81-97 Mitcham Rd DONVALE 3111 (REI) **Agent Comments**

 2  1  1

Price: \$450,000
Method: Private Sale
Date: 09/08/2021
Property Type: Apartment



5/1042 Doncaster Rd DONCASTER EAST 3109 (REI) **Agent Comments**

 2  1  1

Price: \$449,000
Method: Private Sale
Date: 16/08/2021
Property Type: Apartment

Account - Philip Webb