

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

3/21 Mitchell Street Doncaster East VIC 3109

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,750

Property type

Unit

Suburb

Doncaster East

Period-from

01 Apr 2020

to

31 Mar 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

213/3 Mitchell Street Doncaster East VIC 3109	\$615,000	27-Nov-20
6 Elm Tree Road Doncaster VIC 3108	\$636,000	18-Nov-20
8/6-8 Elm Tree Road Doncaster VIC 3108	\$636,000	14-Nov-20

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: 26 April 2021



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213/3 Mitchell Street Doncaster East VIC 3109

2 2 2

Sold Price

\$615,000

Sold Date **27-Nov-20**

Distance **0.14km**



6 Elm Tree Road Doncaster VIC 3108

2 1 2

Sold Price

^{RS} **\$636,000** ^{UN}

Sold Date **18-Nov-20**

Distance **1.5km**



8/6-8 Elm Tree Road Doncaster VIC 3108

2 1 2

Sold Price

\$636,000

Sold Date **14-Nov-20**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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