

# 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 30/81-97 Mitcham Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$490,000

### Median sale price

Median price \$830,000 Property Type Unit Suburb Donvale

Period - From 01/07/2024 to 30/09/2024 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	28/28-30 Mitcham Rd DONVALE 3111	\$515,000	29/05/2024
2	35/81-97 Mitcham Rd DONVALE 3111	\$510,000	30/04/2024
3	27/28 Mitcham Rd DONVALE 3111	\$570,000	07/03/2024

**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: 14/10/2024 11:56



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$460,000 - \$490,000

**Median Unit Price**

September quarter 2024: \$830,000

## Comparable Properties



**28/28-30 Mitcham Rd DONVALE 3111 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$515,000

**Method:** Sold Before Auction

**Date:** 29/05/2024

**Property Type:** Unit



**35/81-97 Mitcham Rd DONVALE 3111 (REI)**

**Agent Comments**

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**Price:** \$510,000

**Method:** Private Sale

**Date:** 30/04/2024

**Property Type:** Unit

**27/28 Mitcham Rd DONVALE 3111 (VG)**

**Agent Comments**

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**Price:** \$570,000

**Method:** Sale

**Date:** 07/03/2024

**Property Type:** Strata Unit/Flat

**Account - Barry Plant** | P: 03 9842 8888