Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

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

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$460,000		&		\$490,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Donvale
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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









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)





Price: \$515,000 Method: Sold Before Auction Date: 29/05/2024 Property Type: Unit

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

Agent Comments

Agent Comments





Price: \$510,000 Method: Private Sale Date: 30/04/2024 Property Type: Unit

27/28 Mitcham Rd DONVALE 3111 (VG)



Agent Comments

Price: \$570.000 Method: Sale Date: 07/03/2024 Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888



propertydata

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