

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

36/81-97 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2023

to

30/06/2023

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	3/885 Doncaster Rd DONCASTER EAST 3109	\$580,000	09/06/2023
2	109/1042 Doncaster Rd DONCASTER EAST 3109	\$475,000	21/06/2023
3	44/81-97 Mitcham Rd DONVALE 3111	\$395,000	22/06/2023

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:

25/07/2023 15:32



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Rooms: 6
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
June quarter 2023: \$950,000

Comparable Properties



3/885 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 09/06/2023
Property Type: Apartment

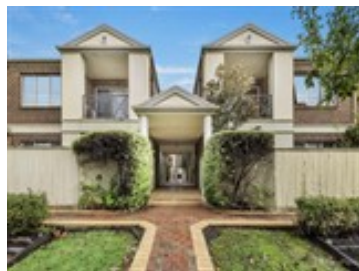


109/1042 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

 2  1  1

Price: \$475,000
Method: Private Sale
Date: 21/06/2023
Property Type: Apartment



44/81-97 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 22/06/2023
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888