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

305/3-11 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Range between | $550,000 | & | $590,000

Median sale price

| Median price | $714,000 | Property Type | Unit | Suburb | Doncaster East |

| Period - From | 07/02/2023 | to | 06/02/2024 | 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	120/3 Mitchell St DONCASTER EAST 3109	$655,000	26/09/2023
2	407/3 Mitchell St DONCASTER EAST 3109	$550,000	14/11/2023
3	7/917-921 Doncaster Rd DONCASTER EAST 3109	$500,000	09/01/2024

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: 07/02/2024 16:14

CONSUMER AFFAIRS VICTORIA

🛏 **2**   🛁 **1**   🚗 **2**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
07/02/2023 - 06/02/2024: $714,000

Comparable Properties

120/3 Mitchell St DONCASTER EAST 3109 (REI/VG)

🛏 **2**   🛁 **2**   🚗 **2**

Price: $655,000
Method: Private Sale
Date: 26/09/2023
Property Type: Apartment

Agent Comments

407/3 Mitchell St DONCASTER EAST 3109 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **2**

Price: $550,000
Method: Private Sale
Date: 14/11/2023
Property Type: Apartment

Agent Comments

7/917-921 Doncaster Rd DONCASTER EAST 3109 (REI)

🛏 **2**   🛁 **1**   🚗 **2**

Price:
Method: Private Sale
Date: 09/01/2024
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888