

## 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 4/74-78 Doncaster East Road, Mitcham Vic 3132

## Indicative selling price

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

Range between \$650,000

&amp;

\$690,000

## Median sale price

Median price \$607,500

House

Unit

X

Suburb Mitcham

Period - From 01/04/2018

to

30/06/2018

Source REIV

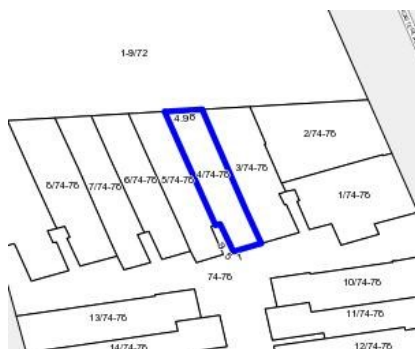
## Comparable property sales (\*Delete A or B below as applicable)

- 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	2/105 Esdale ST NUNAWADING 3131	\$690,000	06/09/2018
2	34a Deakin St MITCHAM 3132	\$670,500	12/05/2018
3	2/30 Wooddale Gr DONVALE 3111	\$670,000	26/05/2018

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.



2 1 1

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 112 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$690,000

**Median Unit Price**

June quarter 2018: \$607,500

## Comparable Properties



**2/105 Esdale ST NUNAWADING 3131 (REI)**

Agent Comments

2 1 1

**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 06/09/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 178 sqm approx



**34a Deakin St MITCHAM 3132 (REI)**

Agent Comments

2 1 1

**Price:** \$670,500

**Method:** Private Sale

**Date:** 12/05/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 400 sqm approx



**2/30 Wooddale Gr DONVALE 3111 (REI)**

Agent Comments

2 1 1

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 382 sqm approx