#### 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	11/163 Mitcham Road, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$690,000 & \$730,000	Range between	\$690,000	&	\$730,000
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#### Median sale price

Median price	\$851,000	Pro	perty Type Ur	it		Suburb	Donvale
Period - From	01/01/2024	to	31/03/2024	Sc	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.

Address of comparable property	Price

1	1/37 Chippewa Av DONVALE 3111	\$730,000	10/02/2024
2	2/7 Compton St MITCHAM 3132	\$723,000	09/12/2023
3	2/4 Chippewa Av DONVALE 3111	\$710,000	08/12/2023

#### 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:	15/04/2024 09:24



Date of sale





Property Type: Unit Land Size: 269 sqm approx **Agent Comments** 

**Indicative Selling Price** \$690,000 - \$730,000 **Median Unit Price** March quarter 2024: \$851,000

## Comparable Properties



1/37 Chippewa Av DONVALE 3111 (REI)

**€** 2

Price: \$730.000 Method: Private Sale Date: 10/02/2024 Property Type: Unit

Land Size: 371 sqm approx

**Agent Comments** 

Agent Comments



2/7 Compton St MITCHAM 3132 (REI/VG)

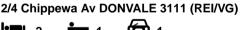
**--** 2





Price: \$723,000 Method: Auction Sale Date: 09/12/2023 Property Type: Unit Land Size: 196 sqm approx





**Agent Comments** 

Price: \$710,000

Method: Sold Before Auction

Date: 08/12/2023 Property Type: Unit

Land Size: 257 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



