

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

2/163 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$769,000

Median sale price

Median price

\$1,054,000

Property Type

Unit

Suburb

Donvale

Period - From

01/07/2022

to

30/09/2022

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	14/205 Mitcham Rd DONVALE 3111	\$860,000	19/07/2022
2	1B William St DONVALE 3111	\$802,000	07/10/2022
3			

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:

24/10/2022 16:28



 3  1  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$769,000

Median Unit Price

September quarter 2022: \$1,054,000

Comparable Properties

14/205 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$860,000

Method:

Date: 19/07/2022

Property Type: Townhouse (Single)



1B William St DONVALE 3111 (REI)

Agent Comments

 3  2  1

Price: \$802,000

Method: Private Sale

Date: 07/10/2022

Property Type: Townhouse (Res)

Land Size: 170 sqm approx

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.