

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

## PROPERTY OFFERED FOR SALE: 41 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)

(\*Delete single price or range as applicable)

Single price \$  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House ☒ \*unit  Suburb or locality   
Period - From  to  Source

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

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 41 Ormond Avenue, Mitcham Vic 3132	\$ 985,000	06/04/2019
2 27 Ashburton Drive, Mitcham Vic 3132	\$ 899,000	18/05/2019
3 57 Percy Street, Mitcham Vic 3132	\$ 902,000	09/01/2019

OR

B\* ~~Either~~ 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\*.

(\*Delete as applicable)