

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

18/32-34 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between

\$525,000

 &

\$575,000

Median sale price

Median price

\$810,000

 Property Type

Unit

 Suburb

Donvale

Period - From

05/03/2023

 to

04/03/2024

 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	112/37 Churchill St DONCASTER EAST 3109	\$645,000	26/10/2023
2	2/28 Springvale Rd NUNAWADING 3131	\$643,900	30/11/2023
3	15/2 Chippewa Av MITCHAM 3132	\$643,200	28/10/2023

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:

05/03/2024 14:34



woodards 

18/32-34 Mitcham Road, Donvale

Additional information

Council Rates: \$TBCpa (Refer Section 32)
Water Rates: \$180pq plus usage approx.
Owners Corporation: \$TBCpa (Refer Section 32)
House size: 67sqm approx.
Renovated kitchen
Electric cooktop
Electric oven
Integrated dishwasher
Open plan living & dining
Balcony- with park views
S-fold sheer curtains
Two bedrooms with BIRs
Semi ensuite bathroom
Split system AC unit
European laundry
Carport plus storage room

Rental Estimate

\$430pwk based on current market

Close proximity to

Schools

Donvale Primary- Elata St, Donvale (1.8km)
Mullauna College- Springfield Rd, Mitcham (3.1km)
Whitefriars College- Park Rd, Donvale (4.7km)
Donvale Christian College- Tindals Rd, Donvale (3.3km)

Shops

Tunstall Square- Doncaster Rd, Donvale (700m)
Westfield Doncaster- Doncaster Rd, Doncaster (4.8km)

Parks

Donvale Reserve (off lead)- Mitcham Rd, Donvale (150m)

Transport

Bus 902 Chelsea to Airport West
Bus 907 City to Mitcham via Doncaster Rd

Settlement

10% deposit, 90 days (neg)

Chattels

All fixed floor coverings, fixed light fittings as inspected



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.