

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

1/53 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$713,000

Property Type

Unit

Suburb

Mitcham

Period - From

09/12/2021

to

08/12/2022

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	356 Mitcham Rd MITCHAM 3132	\$750,000	04/09/2022
2	7/25 Wooddale Gr DONVALE 3111	\$682,500	22/10/2022
3	15/55 Doncaster East Rd MITCHAM 3132	\$610,000	01/07/2022

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:

09/12/2022 09:21



 2  1  1

Rooms: 4
Property Type: Unit
Land Size: 237 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
09/12/2021 - 08/12/2022: \$713,000

Comparable Properties



356 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$750,000
Method:
Date: 04/09/2022
Property Type: Unit



7/25 Wooddale Gr DONVALE 3111 (REI/VG)

Agent Comments

 2  1  2

Price: \$682,500
Method: Private Sale
Date: 22/10/2022
Property Type: Unit
Land Size: 214 sqm approx



15/55 Doncaster East Rd MITCHAM 3132 (VG)

Agent Comments

 2  -  -

Price: \$610,000
Method: Sale
Date: 01/07/2022
Property Type: Flat/Unit/Apartment (Res)