

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

33/81-97 MITCHAM ROAD DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Donvale

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
30/81-97 MITCHAM ROAD DONVALE VIC 3111	\$475,000	25-Oct-24

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 6 months.

This Statement of Information was prepared on: 17 December 2024



**30/81-97 MITCHAM ROAD
DONVALE VIC 3111**

 2  1  1

Sold Price

^{RS}

\$475,000

Sold Date

25-Oct-24

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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