

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

105/3 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$1,000,000 Property Type Unit Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 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	120/3 Mitchell St DONCASTER EAST 3109	\$655,000	26/09/2023
2	G01/8 Hepburn Rd DONCASTER 3108	\$640,000	16/03/2024
3	3/965 Doncaster Rd DONCASTER EAST 3109	\$630,000	29/02/2024

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:

25/03/2024 12:14



2
 2
 2

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$630,000 - \$660,000
Median Unit Price
 December quarter 2023: \$1,000,000

Comparable Properties



120/3 Mitchell St DONCASTER EAST 3109 (REI/VG)

Agent Comments

2
 2
 2

Price: \$655,000
Method: Private Sale
Date: 26/09/2023
Property Type: Apartment



G01/8 Hepburn Rd DONCASTER 3108 (REI)

Agent Comments

2
 2
 1

Price: \$640,000
Method: Private Sale
Date: 16/03/2024
Property Type: Apartment



3/965 Doncaster Rd DONCASTER EAST 3109 (REI)

Agent Comments

2
 2
 1

Price: \$630,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment

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