

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

42c Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,079,888

Median sale price

Median price

\$1,257,500

Property Type

House

Suburb

Mitcham

Period - From

01/01/2021

to

31/03/2021

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	3 Madison Blvd MITCHAM 3132	\$1,100,000	22/06/2021
2	10 Moorakynne PI MITCHAM 3132	\$1,070,000	13/04/2021
3			

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:

10/07/2021 12:09



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Property Type: House
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$1,079,888
Median House Price
March quarter 2021: \$1,257,500

Comparable Properties



3 Madison Blvd MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 22/06/2021
Property Type: House
Land Size: 299 sqm approx



10 Moorakynne PI MITCHAM 3132 (VG)

Agent Comments

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Price: \$1,070,000
Method: Sale
Date: 13/04/2021
Property Type: House (Res)
Land Size: 372 sqm approx

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.