

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

34 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$1,187,000

Property Type

House

Suburb

Mitcham

Period - From

01/01/2024

to

31/03/2024

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	1 Amboina Av MITCHAM 3132	\$997,000	07/04/2024
2	7 Albert St MITCHAM 3132	\$980,000	20/03/2024
3	34 Lindsay Av NUNAWADING 3131	\$951,000	20/04/2024

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:

28/05/2024 11:54



2 1 1

Property Type: House
Land Size: 457 sqm approx
Agent Comments

Indicative Selling Price
\$980,000
Median House Price
March quarter 2024: \$1,187,000

Comparable Properties



1 Amboina Av MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$997,000
Method: Auction Sale
Date: 07/04/2024
Property Type: House (Res)
Land Size: 431 sqm approx



7 Albert St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$980,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 415 sqm approx



34 Lindsay Av NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$951,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 324 sqm approx