

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

207/3 Mitchell Street, Doncaster East

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

\$ 385,000

Median sale priceMedian price

\$908,500

Property type

Apartment

Suburb

Doncaster East

Period - From

Oct 2022

to

Dec 2022

Source **Comparable property sales**

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 20/885-889 Doncaster Road, Doncaster	\$ 405,000	21/08/2022
2 114/832 Doncaster Road, Doncaster	\$ 382,000	26/09/2022
3 4/863 Doncaster Road, Doncaster East	\$ 360,000	12/08/2022

This Statement of Information was prepared on:

1/02/2023

Comparable properties



\$405,000

20/885-889 Doncaster Road, Doncaster, Victoria

DATE: 21/08/2022

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$382,000

114/832 Doncaster Road, Doncaster, Victoria

DATE: 26/09/2022

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm



\$360,000

4/863 Doncaster Road, Doncaster East, Victoria

DATE: 12/08/2022

PROPERTY TYPE: APARTMENT

 1  1
 1  sqm x

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