Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 210/1 Mitcham Road, Donvale Vic 3111

Indicative selling price

5 1 5 1 5	For the meaning of this	s price see	consumer.vic.gov.a	u/underquoting
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Single price \$1,299,000

Median sale price

Median price	\$1,180,000	Pro	perty Type Unit	t	Sub	Donvale
Period - From	01/07/2023	to	30/09/2023	Sou	rce REI	V

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.

Add	dress of comparable property	Price	Date of sale
1	208/1 Mitcham Rd DONVALE 3111	\$1,425,000	22/06/2023
2	G03/1 Mitcham Rd DONVALE 3111	\$1,330,000	02/08/2023
3	111/1 Mitcham Rd DONVALE 3111	\$1,325,000	08/09/2023

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.

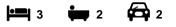
This Statement of Information was prepared on:

21/11/2023 16:30









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,299,000 **Median Unit Price** September quarter 2023: \$1,180,000

Comparable Properties

208/1 Mitcham Rd DONVALE 3111 (REI)



Price: \$1,425,000 Method: Date: 22/06/2023 Property Type: Apartment Agent Comments

G03/1 Mitcham Rd DONVALE 3111 (REI)

Agent Comments





Price: \$1,330,000 Method: Private Sale Date: 02/08/2023 Property Type: Apartment

111/1 Mitcham Rd DONVALE 3111 (REI)



Agent Comments



Price: \$1,325,000 Method: Private Sale Date: 08/09/2023 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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