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 5 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$920,000		&		\$980,000				
Median sale price									
Median price	\$1,187,000	Pro	Property Type H		House		Suburb	Mitcham	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/702 Whitehorse Rd MITCHAM 3132	\$1,090,000	17/02/2024
2	336 Springfield Rd NUNAWADING 3131	\$1,060,000	15/03/2024
3	2/38 Worrell St NUNAWADING 3131	\$905,000	09/05/2024

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:

13/05/2024 12:57









Property Type: House Land Size: 358 sqm approx Agent Comments Indicative Selling Price \$920,000 - \$980,000 Median House Price March quarter 2024: \$1,187,000

Comparable Properties

2/702 Whitehorse Rd MITCHAM 3132 (REI) 3 2 2 2 Price: \$1,090,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit Land Size: 323 sqm approx	Agent Comments
336 Springfield Rd NUNAWADING 3131 (REI/VG) → 3 → 2 → 3 Price: \$1,060,000 Method: Sold Before Auction Date: 15/03/2024 Property Type: House (Res) Land Size: 439 sqm approx	Agent Comments
2/38 Worrell St NUNAWADING 3131 (REI) 3 1 2 Price: \$905,000 Method: Sold Before Auction Date: 09/05/2024 Property Type: Unit Land Size: 290 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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