## 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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.