

# 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 15/74-78 Doncaster East Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$710,500 Property Type Unit Suburb Mitcham

Period - From 20/10/2022 to 19/10/2023 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	9/385 Mitcham Rd MITCHAM 3132	\$762,000	06/05/2023
2	7/20 Springvale Rd NUNAWADING 3131	\$690,000	02/09/2023
3	6/45 Doncaster East Rd MITCHAM 3132	\$770,000	20/03/2023

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: 20/10/2023 12:54