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 111/1 Mitcham Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$1,350,000			

Median sale price

Median price	\$950,000	Pro	perty Type Uni	t		Suburb	Donvale
Period - From	01/04/2023	to	30/06/2023	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.

Address of comparable property		Price	Date of sale
1	208/2-4 Old Warrandyte Rd DONVALE 3111	\$1,425,000	07/06/2023
2	209/2-4 Old Warrandyte Rd DONVALE 3111	\$1,225,000	24/04/2023
3	305/2-4 Old Warrandyte Rd DONVALE 3111	\$1,500,000	24/04/2023

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:

17/07/2023 17:35









Property Type: Apartment Agent Comments Indicative Selling Price \$1,350,000 Median Unit Price June quarter 2023: \$950,000

Comparable Properties

208/2-4 Old Warrandyte Rd DONVALE 3111 (REI)	Agent Comments
1 3 1 2 2 2	
Price: \$1,425,000 Method:	
Date: 07/06/2023 Property Type: Apartment	
209/2-4 Old Warrandyte Rd DONVALE 3111 (REI)	Agent Comments
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 	
Price: \$1,225,000	_
Method: Date: 24/04/2023 Property Type: Apartment	
305/2-4 Old Warrandyte Rd DONVALE 3111 (REI)	Agent Comments
1 3 1 	
Price: \$1,500,000 Method: Date: 24/04/2023	
Property Type: Apartment	



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