

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

2/17 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$921,500

Property Type Unit

Suburb Doncaster East

Period - From 01/04/2021

to 30/06/2021

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	1/8 Marshall Av DONCASTER 3108	\$900,200	21/06/2021
2	2/86 King St DONCASTER EAST 3109	\$985,000	27/05/2021
3	2/15-17 Roger St DONCASTER EAST 3109	\$956,000	27/02/2021

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:

28/07/2021 08:49



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2021: \$921,500

Comparable Properties



1/8 Marshall Av DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$900,200

Method: Private Sale

Date: 21/06/2021

Property Type: Unit



2/86 King St DONCASTER EAST 3109 (REI)

Agent Comments

 3  2  2

Price: \$985,000

Method: Private Sale

Date: 27/05/2021

Property Type: Unit



2/15-17 Roger St DONCASTER EAST 3109 (REI)

Agent Comments

 3  1  2

Price: \$956,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Unit

Land Size: 256 sqm approx