

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 4/21 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$765,000 & \$799,000

Median sale price

Median price \$784,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2020 to 30/09/2020 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 Jacaranda Ct MITCHAM 3132	\$808,000	27/07/2020
2	3/64-70 Doncaster East Rd MITCHAM 3132	\$800,800	14/12/2020
3	2/21-23 Cobham Rd MITCHAM 3132	\$762,000	14/12/2020

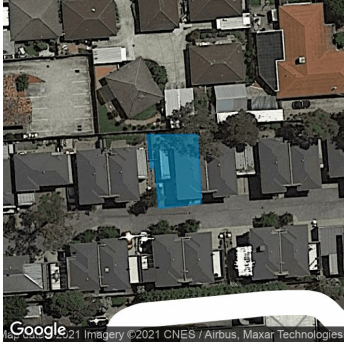
OR

~~**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: 07/01/2021 10:14

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Indicative Selling Price
\$765,000 - \$799,000
Median Unit Price
September quarter 2020: \$784,000



Property Type:
Agent Comments

Comparable Properties



1 Jacaranda Ct MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$808,000
Method: Private Sale
Date: 27/07/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 205 sqm approx

3/64-70 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$800,800
Method: Private Sale
Date: 14/12/2020
Rooms: 3
Property Type: Unit



2/21-23 Cobham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$762,000
Method: Private Sale
Date: 14/12/2020
Rooms: 3
Property Type: Unit