

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

12/64-70 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$851,000

Property Type Unit

Suburb Mitcham

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	4/21 Doncaster East Rd MITCHAM 3132	\$783,500	29/01/2021
2	4/36-38 Church St MITCHAM 3132	\$800,000	27/02/2021
3	1/5 Dagola Av NUNAWADING 3131	\$837,000	20/02/2021

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 18:18



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
June quarter 2021: \$851,000

Comparable Properties



4/21 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$783,500
Method: Private Sale
Date: 29/01/2021
Property Type: Townhouse (Res)



4/36-38 Church St MITCHAM 3132 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 27/02/2021
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 244 sqm approx



1/5 Dagola Av NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$837,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Townhouse (Res)
Land Size: 272 sqm approx