### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Address 13/163 Mitcham Road, Donvale Vic 3111

### Section 47AF of the Estate Agents Act 1980

Including suburl	code			
Indicative selling	g price			
For the meaning of	f this price see co	nsumer.vic.gov.au/	underquoting	
Range between	\$650,000	&	\$710,000	

#### Median sale price

Median price	\$737,000	Pro	perty Type	Unit		Suburb	Donvale
Period - From	01/01/2021	to	31/03/2021		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 sixmonths 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
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1	3/10 Cherry Gr DONVALE 3111	\$700,000	14/04/2021
2	12/2 Chippewa Av MITCHAM 3132	\$650,000	25/02/2021
3			

#### 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:	29/06/2021 10:16



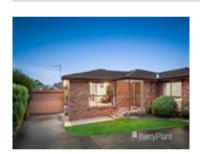






**Indicative Selling Price** \$650,000 - \$710,000 **Median Unit Price** March quarter 2021: \$737,000

## Comparable Properties



3/10 Cherry Gr DONVALE 3111 (REI)

Price: \$700,000 Method: Private Sale Date: 14/04/2021 Property Type: Unit

**Agent Comments** 

Agent Comments



12/2 Chippewa Av MITCHAM 3132 (REI/VG)

**———** 2

Price: \$650,000 Method: Private Sale Date: 25/02/2021 Property Type: Unit

Land Size: 193 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



