

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

2/132 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Single price

\$755,000

Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Donvale

Period - From

01/04/2019

to

31/03/2020

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	2/7-11 Moresby St MITCHAM 3132	\$750,000	01/02/2020
2	23/30-34 Old Warrandyte Rd DONVALE 3111	\$734,500	09/05/2020
3	4/117 Mitcham Rd DONVALE 3111	\$720,000	20/03/2020

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:

11/07/2020 10:09



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$755,000
Median Unit Price
Year ending March 2020: \$790,000

Comparable Properties



2/7-11 Moresby St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$750,000
Method: Auction Sale
Date: 01/02/2020
Rooms: 6
Property Type: Unit
Land Size: 356 sqm approx



23/30-34 Old Warrandyte Rd DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$734,500
Method: Private Sale
Date: 09/05/2020
Property Type: Townhouse (Res)
Land Size: 185 sqm approx

4/117 Mitcham Rd DONVALE 3111 (VG)

Agent Comments

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Price: \$720,000
Method: Sale
Date: 20/03/2020
Property Type: Flat/Unit/Apartment (Res)