Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/132 Mitcham Road, Donvale Vic 3111
Including suburb and	
postcode	

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	Pro	pperty Type U	nit		Suburb	Donvale
Period - From	01/04/2019	to	31/03/2020	s	ource	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

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.

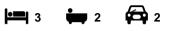
This Statement of Information was prepared on:	11/07/2020 10:09



Date of sale







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)

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Price: \$750,000 Method: Auction Sale Date: 01/02/2020 Rooms: 6

Property Type: Unit Land Size: 356 sqm approx **Agent Comments**



23/30-34 Old Warrandyte Rd DONVALE 3111

(REI)

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Price: \$734,500 **Method:** Private Sale **Date:** 09/05/2020

Property Type: Townhouse (Res) **Land Size:** 185 sqm approx

Agent Comments

4/117 Mitcham Rd DONVALE 3111 (VG)

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Price: \$720,000
Method: Sale

Date: 20/03/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



