

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

6/197 MITCHAM ROAD DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Donvale

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

1/61 DONCASTER EAST ROAD MITCHAM VIC 3132	\$555,000	06-Sep-23
107/339 MITCHAM ROAD MITCHAM VIC 3132	\$467,500	08-Aug-23
36/81-97 MITCHAM ROAD DONVALE VIC 3111	\$530,000	03-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 10 January 2024



**1/61 DONCASTER EAST ROAD
MITCHAM VIC 3132**

 2  1  1

Sold Price

\$555,000

Sold Date **06-Sep-23**

Distance **1.22km**



**107/339 MITCHAM ROAD MITCHAM
VIC 3132**

 2  2  1

Sold Price

\$467,500

Sold Date **08-Aug-23**

Distance **1.35km**



**36/81-97 MITCHAM ROAD
DONVALE VIC 3111**

 2  1  1

Sold Price

\$530,000

Sold Date **03-Aug-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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