

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 38 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,000,000 House X Unit Suburb Mitcham

Period - From 01/04/2018 to 30/06/2018 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	3/21 Dudley St MITCHAM 3132	\$928,000	04/07/2018
2	22a Wooddale Gr DONVALE 3111	\$910,000	14/07/2018
3	1/21 Dudley St MITCHAM 3132	\$895,000	02/06/2018

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.



3 2 1

Rooms:

Property Type: Townhouse

Land Size: 339 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

June quarter 2018: \$1,000,000

Comparable Properties



3/21 Dudley St MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$928,000

Method: Private Sale

Date: 04/07/2018

Rooms: 4

Property Type: Townhouse (Single)



22a Wooddale Gr DONVALE 3111 (REI)

Agent Comments

3 2 2

Price: \$910,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: Townhouse (Res)



1/21 Dudley St MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$895,000

Method: Private Sale

Date: 02/06/2018

Rooms: 4

Property Type: House