

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 109/3 Mitchell Street, Doncaster East, VIC 3109

Indicative selling price

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

Price Range

\$395,000

&

\$415,000

Median sale price

Median price

\$380,000

Property Type

Apartment

Suburb

Doncaster East (3109)

Period - From

24/11/2021

to

24/11/2022

Source

Realestate

Comparable property sales

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
211/642 DONCASTER ROAD, DONCASTER VIC 3108	\$408,000	26/06/2023
10/881 DONCASTER ROAD, DONCASTER EAST VIC 3109	\$405,000	31/07/2023
31/872-874 DONCASTER ROAD, DONCASTER VIC 3108	\$393,000	26/05/2023

This Statement of Information was prepared on: 21/08/2023