

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

12/21 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$820,000

Median sale price

Median price

\$982,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

19/02/2023

to

18/02/2024

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	8/520 Mitcham Rd MITCHAM 3132	\$933,000	24/06/2023
2	3/575 Whitehorse Rd MITCHAM 3132	\$910,000	25/11/2023
3	26/520 Mitcham Rd MITCHAM 3132	\$833,000	02/12/2023

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:

19/02/2024 09:54



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$820,000

Median Townhouse Price

19/02/2023 - 18/02/2024: \$982,000

Comparable Properties



8/520 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$933,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)



3/575 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$910,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



26/520 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$833,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888