

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

8/74-76 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Mitcham

Period - From 02/04/2019

to

01/04/2020

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	3/24 Dudley St MITCHAM 3132	\$770,000	25/10/2019
2	2/195 Mitcham Rd DONVALE 3111	\$769,000	06/01/2020
3	2/7-11 Moresby St MITCHAM 3132	\$750,000	01/02/2020

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:

02/04/2020 14:36



3 1 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

02/04/2019 - 01/04/2020: \$720,000

Comparable Properties



3/24 Dudley St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$770,000

Method: Private Sale

Date: 25/10/2019

Rooms: 4

Property Type: Unit

Land Size: 261 sqm approx



2/195 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

3 2 2

Price: \$769,000

Method: Private Sale

Date: 06/01/2020

Property Type: Townhouse (Single)



2/7-11 Moresby St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$750,000

Method: Auction Sale

Date: 01/02/2020

Rooms: 6

Property Type: Unit

Land Size: 356 sqm approx