

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

1/61 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Mitcham

Period - From 17/08/2022 to 16/08/2023 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	12/30 Mount Pleasant Rd NUNAWADING 3131	\$612,500	31/07/2023
2	2/158 Junction Rd NUNAWADING 3131	\$572,000	17/06/2023
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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: 17/08/2023 12:04



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

17/08/2022 - 16/08/2023: \$710,000

Comparable Properties



12/30 Mount Pleasant Rd NUNAWADING 3131 (REI) **Agent Comments**

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Price: \$612,500

Method: Private Sale

Date: 31/07/2023

Property Type: Unit

Land Size: 90 sqm approx



2/158 Junction Rd NUNAWADING 3131 (REI) **Agent Comments**

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Price: \$572,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Unit

Land Size: 124 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888