Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode 107/339 Mitcham Road	, Donvale Vic 3111
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Indicative selling price

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

Median sale price

Median price \$950,000	Pro	pperty Type Un	it		Suburb	Donvale
Period - From 01/04/2023	to	30/06/2023	Soi	urce	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

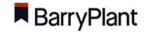
Add	dress of comparable property	Price	Date of sale
1	212/569 Whitehorse Rd MITCHAM 3132	\$530,000	09/02/2023
2	10/148 Mitcham Rd DONVALE 3111	\$510,000	17/05/2023
3	304/339 Mitcham Rd MITCHAM 3132	\$469,999	28/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/07/2023 15:09









Property Type: Apartment Agent Comments

Indicative Selling Price \$489,000 Median Unit Price June quarter 2023: \$950,000

Comparable Properties



212/569 Whitehorse Rd MITCHAM 3132

(REI/VG)

-2

- 2

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Price: \$530,000 Method: Private Sale Date: 09/02/2023

Property Type: Apartment

Agent Comments









Price: \$510,000 Method: Private Sale Date: 17/05/2023

Property Type: Apartment

Agent Comments



304/339 Mitcham Rd MITCHAM 3132 (REI/VG)

P 2 P 1 P

Price: \$469,999 **Method:** Private Sale **Date:** 28/03/2023

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888



