

# 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

107/339 Mitcham Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$489,000

### Median sale price

Median price \$950,000

Property Type Unit

Suburb Donvale

Period - From 01/04/2023

to 30/06/2023

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 | 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 comparable properties 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



2   2   1

**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)**

Agent Comments

2   2   1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 09/02/2023

**Property Type:** Apartment



**10/148 Mitcham Rd DONVALE 3111 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 17/05/2023

**Property Type:** Apartment



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

Agent Comments

2   1   1

**Price:** \$469,999

**Method:** Private Sale

**Date:** 28/03/2023

**Property Type:** Apartment

Account - Barry Plant | P: 03 9842 8888