

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

11/163 Mitcham Road, Donvale Vic 3111

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 \$908,500 Property Type Unit Suburb Donvale

Period - From 01/10/2023 to 31/12/2023 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	4/13 Mitcham Rd DONVALE 3111	\$768,000	13/10/2023
2	2/7 Compton St MITCHAM 3132	\$723,000	09/12/2023
3	2/4 Chippewa Av DONVALE 3111	\$710,000	08/12/2023

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:

15/02/2024 11:42



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2023: \$908,500

Comparable Properties

4/13 Mitcham Rd DONVALE 3111 (VG)

Agent Comments

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Price: \$768,000

Method: Sale

Date: 13/10/2023

Property Type: Flat/Unit/Apartment (Res)



2/7 Compton St MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$723,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

Land Size: 196 sqm approx



2/4 Chippewa Av DONVALE 3111 (REI/VG)

Agent Comments

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  1

Price: \$710,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: Unit

Land Size: 257 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799