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

113 Mitcham Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$990,000				
Median sale price									
Median price	\$1,750,000	Pro	Property Type Ho		louse		Suburb	Donvale	
Period - From	01/10/2023	to	31/12/2023		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	44 Worrell St NUNAWADING 3131	\$963,000	24/11/2023
2	54 Lisbeth Av DONVALE 3111	\$915,200	24/02/2024
3			

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:

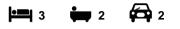
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Sam Babalis





Property Type: House Land Size: 710 sqm approx Agent Comments 8841 4888 0419513197 sambabalis@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2023: \$1,750,000

Comparable Properties

44 Worrell St NUNAWADING 3131 (REI) 3 2 2 2 Price: \$963,000 Method: Private Sale Date: 24/11/2023 Property Type: House (Res) Land Size: 726 sqm approx	Agent Comments
54 Lisbeth Av DONVALE 3111 (REI) 3 1 2 Price: \$915,200 Method: Private Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 818 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata



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