

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,750,000 Property Type House 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	44 Worrell St NUNAWADING 3131	\$963,000	24/11/2023
2	54 Lisbeth Av DONVALE 3111	\$915,200	24/02/2024
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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:

19/03/2024 09:59



**Property Type:** House

**Land Size:** 710 sqm approx

Agent Comments

## Comparable Properties



**44 Worrell St NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$963,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**54 Lisbeth Av DONVALE 3111 (REI)**

Agent Comments



**Price:** \$915,200

**Method:** Private Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 818 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.