

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

12/21 Doncaster East Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$958,000 Property Type Townhouse Suburb Mitcham

Period - From 19/01/2023 to 18/01/2024 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	8/520 Mitcham Rd MITCHAM 3132	\$933,000	24/06/2023
2	3/575 Whitehorse Rd MITCHAM 3132	\$910,000	25/11/2023
3	26/520 Mitcham Rd MITCHAM 3132	\$833,000	02/12/2023

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:

19/01/2024 10:59



 3  2  1

Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median Townhouse Price
19/01/2023 - 18/01/2024: \$958,000

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.

Comparable Properties



8/520 Mitcham Rd MITCHAM 3132 (REI/VG) **Agent Comments**

 3  2  1

Price: \$933,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)



3/575 Whitehorse Rd MITCHAM 3132 (REI) **Agent Comments**

 3  2  1

Price: \$910,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)
Land Size: 226 sqm approx



26/520 Mitcham Rd MITCHAM 3132 (REI) **Agent Comments**

 3  2  1

Price: \$833,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888