

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

2/104 Mitcham Road, Donvale Vic 3111

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Donvale

Period - From 17/10/2022 to 16/10/2023 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	17/30 Old Warrandyte Rd DONVALE 3111	\$674,000	30/05/2023
2	6/7-9 Mitcham Rd DONVALE 3111	\$728,000	29/04/2023
3	2/158 Junction Rd NUNAWADING 3131	\$572,000	17/06/2023

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:

17/10/2023 15:29



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Property Type: Unit
Land Size: 293 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$700,000
Median Unit Price
17/10/2022 - 16/10/2023: \$820,000

Comparable Properties

17/30 Old Warrandyte Rd DONVALE 3111 (REI) **Agent Comments**

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Price: \$674,000
Method:
Date: 30/05/2023
Property Type: Unit



6/7-9 Mitcham Rd DONVALE 3111 (REI) **Agent Comments**

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Price: \$728,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Unit
Land Size: 217 sqm approx



2/158 Junction Rd NUNAWADING 3131 (REI/VG) **Agent Comments**

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Price: \$572,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Unit
Land Size: 124 sqm approx

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