

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

2/21 DONCASTER EAST ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,750

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

12/21 DONCASTER EAST ROAD MITCHAM VIC 3132	\$820,000	20-Feb-24
26/520 MITCHAM ROAD MITCHAM VIC 3132	\$833,000	02-Dec-23
15/74-78 DONCASTER EAST ROAD MITCHAM VIC 3132	\$740,000	27-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 06 March 2024



**12/21 DONCASTER EAST ROAD
MITCHAM VIC 3132**

Sold Price

^{RS}

\$820,000

Sold Date

20-Feb-24

 3  2  1

Distance

0.04km



**26/520 MITCHAM ROAD MITCHAM
VIC 3132**

Sold Price

\$833,000

Sold Date

02-Dec-23

 3  2  1

Distance

1.72km



**15/74-78 DONCASTER EAST ROAD
MITCHAM VIC 3132**

Sold Price

\$740,000

Sold Date

27-Nov-23

 2  1  2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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