

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

205/3 MITCHELL STREET DONCASTER EAST VIC 3109

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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Doncaster East

Period-from

01 Feb 2023

to

31 Jan 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

407/3 MITCHELL STREET DONCASTER EAST VIC 3109	\$550,000	09-Nov-23
122/3 MITCHELL STREET DONCASTER EAST VIC 3109	\$551,000	15-Feb-23
216/3 MITCHELL STREET DONCASTER EAST VIC 3109	\$605,000	09-Dec-22

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: 26 February 2024



**407/3 MITCHELL STREET
DONCASTER EAST VIC 3109**

 1  1  2

Sold Price **\$550,000** Sold Date **09-Nov-23**

Distance **0km**



**122/3 MITCHELL STREET
DONCASTER EAST VIC 3109**

 2  1  2

Sold Price **\$551,000** Sold Date **15-Feb-23**

Distance **0km**



**216/3 MITCHELL STREET
DONCASTER EAST VIC 3109**

 1  2  2

Sold Price **\$605,000** Sold Date **09-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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