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	317/3 Mitchell Street, Doncaster East Vic 3109
Including suburb and	
postcode	
postocuo	

Indicative selling price

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

Median sale price

Median price	\$1,130,000	Pro	perty Type U	Jnit		Suburb	Doncaster East
Period - From	01/01/2024	to	31/03/2024	s	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

Add	dress of comparable property	Price	Date of sale
1	4/885-889 Doncaster Rd DONCASTER EAST 3109	\$625,000	01/05/2024
2	305/3-11 Mitchell St DONCASTER EAST 3109	\$555,000	04/06/2024
3	407/3 Mitchell St DONCASTER EAST 3109	\$550,000	14/11/2023

OR

В* 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:	05/06/2024 08:23





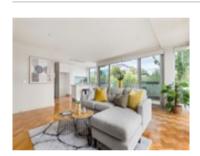




Property Type: Apartment Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price March quarter 2024: \$1,130,000

Comparable Properties



4/885-889 Doncaster Rd DONCASTER EAST

3109 (REI)

-2

• 2

2

4

Price: \$625,000 Method: Private Sale Date: 01/05/2024

Property Type: Apartment

Agent Comments



305/3-11 Mitchell St DONCASTER EAST 3109

(REI)

:

Price: \$555,000 Method: Private Sale Date: 04/06/2024

Property Type: Apartment

Agent Comments



407/3 Mitchell St DONCASTER EAST 3109

(REI/VG)

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1

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Price: \$550,000 **Method:** Private Sale **Date:** 14/11/2023

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888



