

# 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

5/132 Mitcham Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$749,000

### Median sale price

Median price \$950,000

Property Type Unit

Suburb Donvale

Period - From 01/10/2022

to 30/09/2023

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	3/126 Mitcham Rd DONVALE 3111	\$708,000	21/08/2023
2			
3			

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:

13/11/2023 17:19

5/132 Mitcham Road, Donvale Vic 3111

**Jellis  
Craig**

Kristy Djordevic

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**Indicative Selling Price**

\$749,000

**Median Unit Price**

Year ending September 2023: \$950,000



 3  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



3/126 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 2  1  1

**Price:** \$708,000

**Method:** Private Sale

**Date:** 21/08/2023

**Property Type:** Townhouse (Single)

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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