

# 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

6A 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)

Range between \$950,000 & \$1,040,000

### Median sale price

Median price \$1,054,000 Property Type Townhouse Suburb Donvale

Period - From 20/07/2022 to 19/07/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

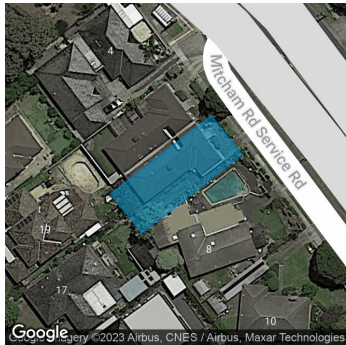
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/1099 Doncaster Rd DONCASTER EAST 3109	\$1,100,000	26/06/2023
2	3/14 Mantell St DONCASTER EAST 3109	\$1,051,000	24/06/2023
3	1/58 Melissa St DONVALE 3111	\$950,000	29/04/2023

**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: 20/07/2023 14:31



 3   
  2   
  1

**Property Type:** Townhouse

**Land Size:** 327 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,040,000

**Median Townhouse Price**

20/07/2022 - 19/07/2023: \$1,054,000

## Comparable Properties



**1/1099 Doncaster Rd DONCASTER EAST 3109 (REI)** Agent Comments

 3   
  2   
  2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 26/06/2023

**Property Type:** Townhouse (Res)



**3/14 Mantell St DONCASTER EAST 3109 (REI)** Agent Comments

 3   
  2   
  1

**Price:** \$1,051,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** Unit

**Land Size:** 358 sqm approx



**1/58 Melissa St DONVALE 3111 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Unit

**Land Size:** 370 sqm approx

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