

# 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

9/21 Doncaster East Road, Mitcham Vic 3132

### Indicative selling price

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

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$955,000 Property Type Townhouse Suburb Mitcham

Period - From 12/10/2022 to 11/10/2023 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	3/38 Cook Rd MITCHAM 3132	\$1,150,000	05/08/2023
2	9 Woodlands Gr MITCHAM 3132	\$1,080,000	09/09/2023
3	9/520 Mitcham Rd MITCHAM 3132	\$958,000	02/06/2023

**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: 12/10/2023 11:18



3   2   2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 323 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$990,000 - \$1,080,000  
**Median Townhouse Price**  
12/10/2022 - 11/10/2023: \$955,000

## Comparable Properties



**3/38 Cook Rd MITCHAM 3132 (REI)**

Agent Comments

3   2   2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Townhouse (Res)



**9 Woodlands Gr MITCHAM 3132 (REI)**

Agent Comments

3   2   2

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** Townhouse (Res)



**9/520 Mitcham Rd MITCHAM 3132 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$958,000  
**Method:** Private Sale  
**Date:** 02/06/2023  
**Property Type:** Townhouse (Res)

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