

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	11/205-213 Mitcham Road, Donvale Vic 3111
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Indicative selling price

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

Single price	\$790,000
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Median sale price

Median price	\$818,000	House		Unit	X	Suburb	Donvale
Period - From	01/07/2017	to	30/09/2017	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	2/324 Springfield Rd NUNAWADING 3131	\$777,000	27/05/2017
2	1/39 Harrison St MITCHAM 3132	\$775,000	25/05/2017
3	1/23 Kett St NUNAWADING 3131	\$752,500	20/05/2017

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.



Rooms:
Property Type:
Land Size: 140 sqm approx
Agent Comments

Indicative Selling Price
\$790,000

Median Unit Price
September quarter 2017: \$818,000

Comparable Properties



2/324 Springfield Rd NUNAWADING 3131 (REI) Agent Comments



Price: \$777,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: Unit



1/39 Harrison St MITCHAM 3132 (REI)

Agent Comments



Price: \$775,000
Method: Sold Before Auction
Date: 25/05/2017
Rooms: -
Property Type: Unit



1/23 Kett St NUNAWADING 3131 (REI)

Agent Comments



Price: \$752,500
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)