

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

6/72 DONCASTER EAST ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$598,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

212/569 WHITEHORSE ROAD MITCHAM VIC 3132	\$530,000	09-Feb-23
1/24 CREEK ROAD MITCHAM VIC 3132	\$545,000	17-Jan-23

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 6 months.

This Statement of Information was prepared on: 10 March 2023



**212/569 WHITEHORSE ROAD
MITCHAM VIC 3132**

 2  2  1

Sold Price

^{RS}

\$530,000

Sold Date

09-Feb-23

Distance

0.24km



**1/24 CREEK ROAD MITCHAM VIC
3132**

 2  1  1

Sold Price

\$545,000

Sold Date

17-Jan-23

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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