

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

125/3 Mitchell Street, Doncaster East Vic 3109

Indicative selling price

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

Range between \$600,000 & \$625,000

Median sale price

Median price \$684,000 Property Type Unit Suburb Doncaster East

Period - From 12/02/2021 to 11/02/2022 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	111/832 Doncaster Rd DONCASTER 3108	\$603,000	29/10/2021
2	116/3 Mitchell St DONCASTER EAST 3109	\$600,000	18/11/2021
3	307/3 Mitchell St DONCASTER EAST 3109	\$577,000	22/12/2021

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: 12/02/2022 22:51

125/3 Mitchell Street, Doncaster East Vic 3109

Fang Lu
8841 2000
0402 451 438
fang.lu@raywhite.com



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$625,000
Median Unit Price
12/02/2021 - 11/02/2022: \$684,000

Comparable Properties



111/832 Doncaster Rd DONCASTER 3108
(REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$603,000
Method: Private Sale
Date: 29/10/2021
Property Type: Apartment

116/3 Mitchell St DONCASTER EAST 3109
(REI/VG)

[Agent Comments](#)

 2  2  2

Price: \$600,000
Method: Private Sale
Date: 18/11/2021
Property Type: Apartment



307/3 Mitchell St DONCASTER EAST 3109
(REI)

[Agent Comments](#)

 2  2  2

Price: \$577,000
Method: Private Sale
Date: 22/12/2021
Property Type: Apartment

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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