#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	10 Mitcham Road, Donvale Vic 3111
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$850,000	&	\$920,000

#### Median sale price

Median price	\$1,290,000	Hou	ıse X	Unit		Suburb	Donvale
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

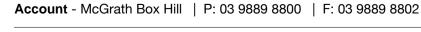
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	11 Wrendale Dr DONVALE 3111	\$900,000	15/04/2019
2	23 Astelot Dr DONVALE 3111	\$850,200	26/06/2019
3	64 Roy St DONVALE 3111	\$850,000	23/07/2019

#### 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.







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## **McGrath**







Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$850,000 - \$920,000 **Median House Price** Year ending June 2019: \$1,290,000

## Comparable Properties



11 Wrendale Dr DONVALE 3111 (REI/VG)





Price: \$900,000 Method: Private Sale Date: 15/04/2019

Rooms: 7

Property Type: House (Res) Land Size: 723 sqm approx

**Agent Comments** 



23 Astelot Dr DONVALE 3111 (REI)

**-**3







Price: \$850.200

Method: Sold Before Auction

Date: 26/06/2019

Rooms: -

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments



64 Roy St DONVALE 3111 (REI)

**-**3





Price: \$850,000

Rooms: -Property Type: House

Method: Private Sale Date: 23/07/2019

**Agent Comments** 

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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