

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

10 Mitcham Road, Donvale Vic 3111

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

House

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.

	Address 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.



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)

Agent Comments

4 3 2

Price: \$900,000
Method: Private Sale
Date: 15/04/2019
Rooms: 7
Property Type: House (Res)
Land Size: 723 sqm approx



23 Astelot Dr DONVALE 3111 (REI)

Agent Comments

3 1 1

Price: \$850,200
Method: Sold Before Auction
Date: 26/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 720 sqm approx



64 Roy St DONVALE 3111 (REI)

Agent Comments

3 3 2

Price: \$850,000
Method: Private Sale
Date: 23/07/2019
Rooms: -
Property Type: House