# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

**Price** 

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$800,000

#### Median sale price

Median price	\$777,500	Pro	perty Type U	nit		Suburb	Mitcham
Period - From	01/01/2023	to	31/03/2023	So	ource	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

1	2/22 Creek Rd MITCHAM 3132	\$790,000	08/02/2023
2	2/113 Brunswick Rd MITCHAM 3132	\$830,000	20/01/2023
3	2/4 Roger Ct NUNAWADING 3131	\$876,000	01/12/2022

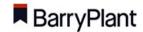
#### OR

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:	22/05/2023 17:31



Date of sale



1/41 Mcdowall Street MITCHAM





Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$800,000 **Median Unit Price** March quarter 2023: \$777,500

# Comparable Properties



2/22 Creek Rd MITCHAM 3132 (REI/VG)

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Price: \$790,000 Method: Private Sale Date: 08/02/2023 Property Type: Unit

**Agent Comments** 



2/113 Brunswick Rd MITCHAM 3132 (REI/VG)

**———** 2







Price: \$830,000 Method: Private Sale Date: 20/01/2023

Property Type: Townhouse (Res)

Agent Comments



2/4 Roger Ct NUNAWADING 3131 (REI/VG)

**-**2





Price: \$876.000 Method: Private Sale Date: 01/12/2022

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



