

# 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

1/41 Mcdowall Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$800,000

### Median sale price

Median price

\$777,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2023

to

31/03/2023

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	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

1/41 Mcdowall Street  
MITCHAM

2    2    1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$800,000

**Median Unit Price**

March quarter 2023: \$777,500

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## Comparable Properties

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

Agent Comments

2    1    1

**Price:** \$790,000**Method:** Private Sale**Date:** 08/02/2023**Property Type:** Unit**2/113 Brunswick Rd MITCHAM 3132 (REI/VG)**

Agent Comments

2    2    1

**Price:** \$830,000**Method:** Private Sale**Date:** 20/01/2023**Property Type:** Townhouse (Res)**2/4 Roger Ct NUNAWADING 3131 (REI/VG)**

Agent Comments

2    2    1

**Price:** \$876,000**Method:** Private Sale**Date:** 01/12/2022**Property Type:** Townhouse (Single)