

# 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

1/2 Cherry Court, Mitcham Vic 3132

### Indicative selling price

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

Range between

\$770,000

&

\$810,000

### Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/07/2024

to

30/09/2024

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	2/2a Wooddale Gr MITCHAM 3132	\$830,000	31/08/2024
2	2/1 Peel St MITCHAM 3132	\$825,000	20/07/2024
3	1/60 Carween Av MITCHAM 3132	\$820,000	06/06/2024

**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:

31/10/2024 18:59



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**Property Type:**  
**Land Size:** 566 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$810,000  
**Median Unit Price**  
September quarter 2024: \$830,000

## Comparable Properties



**2/2a Wooddale Gr MITCHAM 3132 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** Unit



**2/1 Peel St MITCHAM 3132 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** Unit  
**Land Size:** 349 sqm approx



**1/60 Carween Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 06/06/2024  
**Property Type:** Unit

**Account - The One Real Estate (AU) | P: 03 7007 5707**