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	cons	sumer.vic.go	v.au/ι	underquot	ing		
Range betweer	\$770,000		&		\$810,000			
Median sale pi	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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









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)



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

2

Agent Comments



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



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

6 1

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



Agent Comments

Price: \$820,000 Method: Private Sale Date: 06/06/2024

Property Type: Unit

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



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