

#### 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	411/1 Colombo Street, Mitcham Vic 3132
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$290,000	&	\$319,000
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#### Median sale price

Median price	\$607,500	Hou	Ise	Unit	х	Suburb	Mitcham
Period - From	01/04/2018	to	30/06/2018		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 306A/1-19 Colombo St MITCHAM 3132 \$306,000 24/05/2018 2 523B/1-19 Colombo St MITCHAM 3132 \$302,500 11/02/2018 3 613B/1-19 Colombo St MITCHAM 3132 \$301,501 18/04/2018

#### OR

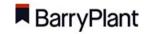
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$290,000 - \$319,000 **Median Unit Price** June quarter 2018: \$607,500

### Comparable Properties



306A/1-19 Colombo St MITCHAM 3132 (REI)

**-**1







Price: \$306,000 Method: Private Sale Date: 24/05/2018

Rooms: 3

Property Type: Apartment

**Agent Comments** 



523B/1-19 Colombo St MITCHAM 3132

(REI/VG)







Price: \$302,500 Method: Private Sale Date: 11/02/2018

Rooms: 3

Property Type: Apartment

**Agent Comments** 



613B/1-19 Colombo St MITCHAM 3132

(REI/VG)







Price: \$301,501 Method: Private Sale Date: 18/04/2018

Rooms: 3

Property Type: Apartment

Agent Comments







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