

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

1/5 ROTHERWOOD AVENUE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

7/25 WOODDALE GROVE DONVALE VIC 3111	\$682,500	12-Oct-22
1/53 DONCASTER EAST ROAD MITCHAM VIC 3132	\$690,000	13-Dec-22
356 MITCHAM ROAD MITCHAM VIC 3132	\$750,000	04-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 01 March 2023



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**7/25 WOODDALE GROVE
DONVALE VIC 3111**

2 1 2

Sold Price **\$682,500** Sold Date **12-Oct-22**

Distance **0.28km**



**1/53 DONCASTER EAST ROAD
MITCHAM VIC 3132**

2 1 1

Sold Price **\$690,000** Sold Date **13-Dec-22**

Distance **0.63km**



**356 MITCHAM ROAD MITCHAM VIC
3132**

2 1 1

Sold Price **\$750,000** Sold Date **04-Sep-22**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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