

# 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

2/21 Forster 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)

Range between \$560,000

&

\$610,000

### Median sale price

Median price \$698,500

Property Type Unit

Suburb Mitcham

Period - From 01/01/2019

to 31/12/2019

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	3/21 Forster St MITCHAM 3132	\$647,500	30/11/2019
2	2/5 Rupert St MITCHAM 3132	\$600,000	13/03/2020
3	2/72 Doncaster East Rd MITCHAM 3132	\$550,000	26/10/2019

**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:

07/04/2020 12:20



**Property Type:**

Agent Comments

## Comparable Properties



**3/21 Forster St MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$647,500

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Unit

**Land Size:** 260 sqm approx



**2/5 Rupert St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 13/03/2020

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 136 sqm approx

**2/72 Doncaster East Rd MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$550,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Apartment