

# 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

1/47 Dunlavin Road, 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 \$900,000

&

\$990,000

### Median sale price

Median price \$859,999

Property Type Unit

Suburb Mitcham

Period - From 01/04/2021

to 31/03/2022

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	3/30 Jubilee St NUNAWADING 3131	\$998,000	03/05/2022
2	3/706 Whitehorse Rd MITCHAM 3132	\$930,000	02/04/2022
3	2/37 Harrison St MITCHAM 3132	\$910,000	02/04/2022

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:

09/05/2022 16:14



 4  3  1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 250 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending March 2022: \$859,999

## Comparable Properties



**3/30 Jubilee St NUNAWADING 3131 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$998,000  
**Method:** Private Sale  
**Date:** 03/05/2022  
**Property Type:** Townhouse (Single)



**3/706 Whitehorse Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3  3  2

**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 02/04/2022  
**Property Type:** Townhouse (Res)



**2/37 Harrison St MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 02/04/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 197 sqm approx

**Account** - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997