## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/3 Halls Parade, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Single price	e \$830,000							
Median sale p	rice							
Median price	\$911,500	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/04/2024	to	30/06/2024		So	ource	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	1/67 Orient Av MITCHAM 3132	\$950,000	19/07/2024
2	1/19 Eugenia St NUNAWADING 3131	\$805,000	14/06/2024
3	3/20 Mcghee Av MITCHAM 3132	\$870,000	04/06/2024

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:

09/09/2024 09:48









Property Type: Unit Land Size: 245 sqm approx Agent Comments Indicative Selling Price \$830,000 Median Unit Price June quarter 2024: \$911,500

# **Comparable Properties**



1/67 Orient Av MITCHAM 3132 (REI)



Price: \$950,000 Method: Private Sale Date: 19/07/2024 Property Type: Unit Land Size: 375 sqm approx Agent Comments



Price: \$805,000 Method: Sold Before Auction Date: 14/06/2024 Property Type: Unit Land Size: 315 sqm approx

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3/20 Mcghee Av MITCHAM 3132 (REI/VG)

1/19 Eugenia St NUNAWADING 3131 (REI/VG) Agent Comments

**6** 2



Agent Comments

Price: \$870,000 Method: Private Sale Date: 04/06/2024 Property Type: Unit

#### Account - Barry Plant | P: 03 9842 8888



property data

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