

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

4/3 Halls Parade, Mitcham Vic 3132

Indicative selling price

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

Single price \$830,000

Median sale price

Median price \$911,500

Property Type Unit

Suburb Mitcham

Period - From 01/04/2024

to 30/06/2024

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	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



3 1 2

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)

Agent Comments

3 1 2

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



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

Agent Comments

3 1 2

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



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

Agent Comments

3 1 2

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

Account - Barry Plant | P: 03 9842 8888