

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

5/5-7 CASELLA STREET 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

\$1,120,000

&

\$1,232,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Sep 2021

to

31 Aug 2022

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

8 MORESBY STREET MITCHAM VIC 3132	\$1,251,000	27-Aug-22
2A QUARRY ROAD MITCHAM VIC 3132	\$1,205,000	23-May-22
2/13 DUNFIELD AVENUE MITCHAM VIC 3132	\$1,167,500	16-Jun-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.~~

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8 MORESBY STREET MITCHAM VIC 3132

Sold Price

^{RS}

\$1,251,000

Sold Date

27-Aug-22

3

2

2

Distance

0.46km



2A QUARRY ROAD MITCHAM VIC 3132

Sold Price

\$1,205,000

Sold Date

23-May-22

4

2

2

Distance

0.8km



2/13 DUNFIELD AVENUE MITCHAM VIC 3132

Sold Price

^{RS}

\$1,167,500

Sold Date

16-Jun-22

3

2

2

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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