

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

1/11 ROTHERWOOD AVENUE 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

\$756,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$869,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/4 HARRISON STREET MITCHAM VIC 3132	\$847,000	26-Mar-24
25 FORSTER STREET MITCHAM VIC 3132	\$722,000	05-Jul-24
2/8 LISBETH AVENUE DONVALE VIC 3111	\$823,000	01-Jun-24

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.~~

This Statement of Information was prepared on: 02 August 2024



**1/4 HARRISON STREET MITCHAM
VIC 3132**

Sold Price

\$847,000

Sold Date

26-Mar-24

2

1

1

Distance

0.79km



**25 FORSTER STREET MITCHAM VIC
3132**

Sold Price

^{RS} **\$722,000**

Sold Date

05-Jul-24

2

1

1

Distance

2.01km



**2/8 LISBETH AVENUE DONVALE
VIC 3111**

Sold Price

\$823,000

Sold Date

01-Jun-24

2

1

1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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